

# Meeting Materials for the Court Facilities Advisory Committee

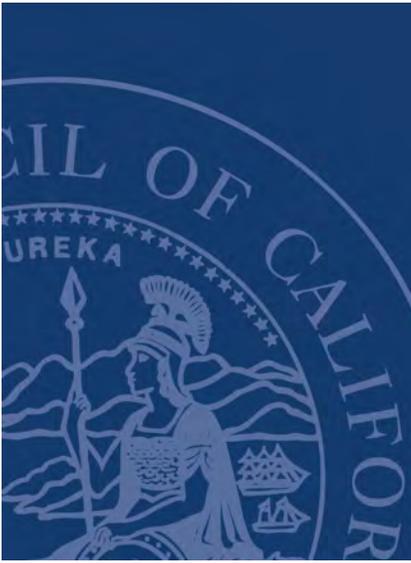
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IN-PERSON PUBLIC MEETING

JUNE 27, 2023



**Judicial Council of California**  
Court Facilities Advisory Committee



Court Facilities Advisory Committee  
In-person Open Public Meeting

June 27, 2023

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**Judicial Council of California**  
Court Facilities Advisory Committee

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**COURT FACILITIES ADVISORY COMMITTEE**

**NOTICE AND AGENDA OF OPEN IN-PERSON MEETING**

Open to the Public (Cal. Rules of Court, rule 10.75(c)(1) and (e)(1))

OPEN PORTION OF THIS MEETING IS BEING RECORDED

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**Date:** June 27, 2023

**Time:** Open Session (Open to Public)  
9:30 a.m. – 10:00 a.m. – Registration  
10:00 a.m. – 12:30 p.m. – Open Session (Open to Public)  
12:30 p.m. – 1:15 p.m. – Anticipated Lunch Break  
1:15 p.m. – 3:00 p.m. – Open Session (Open to Public)

Closed Session (Closed to Public)  
None

**Location:** 455 Golden Gate Avenue  
San Francisco, California 94102-3688  
Third Floor, Malcolm M. Lucas Board Room

**Public Videocast:** <https://jcc.granicus.com/player/event/2734>

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Meeting materials for open portions of the meeting will be posted on the advisory body web page on the California Courts website at least three business days before the meeting.

Members of the public seeking to make an audio recording of the open meeting portion of the meeting must submit a written request at least two business days before the meeting. Requests can be e-mailed to [cfac@jud.ca.gov](mailto:cfac@jud.ca.gov).

Agenda items are numbered for identification purposes only and will not necessarily be considered in the indicated order.

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**I. OPEN MEETING (CAL. RULES OF COURT, RULE 10.75(C)(1))**

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**Call to Order and Roll Call**

**Approval of Minutes**

Approve minutes of the following meetings:

- Court Facilities Advisory Committee (CFAC) meeting on March 22, 2023.
- CFAC Subcommittee on Courthouse Names meeting on June 12, 2023.

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**II. PUBLIC COMMENT (CAL. RULES OF COURT, RULE 10.75(k)(1)-(2))**

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**In-Person Public Comment**

Members of the public requesting to speak during the public comment portion of the meeting must place the speaker's name, the name of the organization that the speaker represents if any, and the agenda item that the public comment will address, on the public comment sign-up sheet. The sign-up sheet will be available at the meeting location at least one hour prior to the meeting start time. The Chair will establish speaking limits at the beginning of the public comment session. While the advisory body welcomes and encourages public comment, time may not permit all persons requesting to speak to be heard at this meeting.

**Written Comment**

In accordance with California Rules of Court, rule 10.75(k)(1), written comments pertaining to any agenda item of a regularly noticed open meeting can be submitted up to one complete business day before the meeting. For this specific meeting, comments should be e-mailed to [cfac@jud.ca.gov](mailto:cfac@jud.ca.gov) or mailed or delivered to 455 Golden Gate Avenue, San Francisco, CA 94102, attention: Chris Magnusson. Only written comments received by 10:00 AM on June 26, 2023, will be provided to advisory body members prior to the start of the meeting.

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**III. DISCUSSION AND POSSIBLE ACTION ITEMS (ITEMS 1-6)**

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**Item 1**

**Director's Report (No Action Required – Information Only)**

Discussion of issues affecting the judicial branch courthouse construction program.

Presenter: Ms. Pella McCormick, Director, Judicial Council Facilities Services

**Item 2**

**Judicial Branch Five-Year Infrastructure Plan and Capital Outlay Budget Change Proposals for Fiscal Year 2024–25 (Action Required)**

Review of capital projects proposed in the draft *Judicial Branch Five-Year Infrastructure Plan* and *Capital Outlay Budget Change Proposals (COBCPs)* for fiscal year 2024–25. This plan informs capital project funding requests for upcoming and outlying fiscal years. For consideration of funding in the 2024 Budget Act (FY 2024–25), submission of the plan and COBCPs are required in advance of the California Department of Finance's early-August 2023 deadline.

Presenter: Ms. Pella McCormick, Director, Judicial Council Facilities Services

**Item 3**

**San Luis Obispo – New San Luis Obispo Courthouse: Site Selection Review  
(Action Required)**

Milestone review of the project at Site Selection.

Presenters: Ms. Kim Bobic, Senior Project Manager, Judicial Council Facilities Services  
Mr. Bob Dolbinski, AIA, Associate Principal, Moore Ruble Yudell |  
Architects & Planners  
Ms. Jeanne Chen, FAIA, Principal, Moore Ruble Yudell | Architects &  
Planners

**Item 4**

**Lake – New Lakeport Courthouse: 100 Percent Schematic Design Review  
(Action Required)**

Milestone review of the project at completion of 100 Percent Schematic Design.

Presenters: Ms. Nina Besne, Senior Project Manager, Judicial Council Facilities Services  
Mr. Ted Foor, Design Manager, Clark/Sullivan Broward Builders  
Mr. Mike Davey, Principal, Lionakis

**Item 5**

**Revised Courthouse Naming Policy (Action Required)**

Discussion of an update to the *Courthouse Naming Policy*. The Judicial Council, with recommendation from its CFAC's Subcommittee on Courthouse Names, names courthouses based on standards to provide consistency in identifying courthouses in California. Changes over time necessitate an update to the policy since it was adopted by the Judicial Council in 2014.

Presenter: Mr. Chris Magnusson, Supervisor, Judicial Council Facilities Services

**Item 6**

**Post Occupancy Evaluation (No Action Required – Information Only)**

Report on the post occupancy evaluation of the Stockton Courthouse constructed in 2017 for the Superior Court of San Joaquin County.

Presenters: Ms. Deepika Padam, Manager, Judicial Council Facilities Services  
Ms. Zara Fahim, Project Manager, ARUP

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**IV. ADJOURNMENT**

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**Adjourn**



Judicial Council of California  
Court Facilities Advisory Committee

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[cfac@jud.ca.gov](mailto:cfac@jud.ca.gov)

COURT FACILITIES ADVISORY COMMITTEE

MINUTES OF OPEN MEETING

March 22, 2023

12:00 PM – 3:00 PM

Public Videocast

**Advisory Body Members Present:** Hon. Brad R. Hill, Chair  
Hon. Patricia M. Lucas, Vice-chair  
Hon. JoAnn M. Bicego  
Hon. Donald Cole Byrd  
Mr. Anthony P. Capozzi  
Hon. Keith D. Davis (Ret.)  
Ms. Melissa Fowler-Bradley  
Hon. William F. Highberger  
Hon. Steven E. Jahr (Ret.)  
Ms. Krista LeVier  
Hon. Gary R. Orozco  
Hon. David Edwin Power (Ret.)  
Mr. Lee Seale  
Mr. Larry Spikes  
Hon. Robert J. Trentacosta  
Mr. Thomas J. Warwick, Jr.

**Advisory Body Members Absent:** Mr. Stephan Castellanos, FAIA  
Hon. Robert. D. Foiles

**Others Present:** The following Judicial Council staff/others were present:

Hon. J. David Markham, Presiding Judge, Superior Court of Lake County

Hon. Samantha P. Jessner, Presiding Judge, Superior Court of Los Angeles County

Hon. Sergio C. Tapia II, Assistant Presiding Judge, Superior Court of Los Angeles County

Mr. David W. Slayton, Court Executive Officer, Superior Court of Los Angeles County

Mr. Jeremy Cortez, Chief Deputy of Finance and Administration, Superior Court of Los Angeles County

Mr. Allen Leslein, Director of Facilities Services and Capital Projects, Superior Court of Los Angeles County

Hon. Alan V. Pineschi, Presiding Judge, Superior Court of Placer County

Mr. Jake Chatters, Court Executive Officer, Superior Court of Placer County

Ms. Cindy Gustafson, Chair of the Board of Supervisors and Supervisor of District 5, County of Placer

Mr. Morgan Gire, District Attorney, County of Placer

Mr. David Tellman, Chief Deputy District Attorney, County of Placer

Mr. Wayne Woo, Sheriff, County of Placer

Mr. Tamer Ahmed, Deputy Director, Judicial Council Facilities Services

Mr. Jack Collins, Manager, Judicial Council Facilities Services

Ms. Kristin Kerr, Supervising Attorney, Judicial Council Legal Services

Ms. Rose Livingston, Senior Analyst, Judicial Council Executive Office

Mr. Chris Magnusson, Supervisor, Judicial Council Facilities Services

Ms. Pella McCormick, Director, Judicial Council Facilities Services

Mr. Bruce Newman, Senior Facilities Analyst, Judicial Council Facilities Services

Ms. Deepika Padam, Manager, Judicial Council Facilities Services

Ms. Akilah Robinson, Associate Analyst, Judicial Council Facilities Services

Mr. Michael Sablich, Principal Manager, Judicial Council Facilities Services

Mr. Jagandeep Singh, Principal Manager, Judicial Council Facilities Services

Ms. Erin Stagg, Attorney II, Judicial Council Legal Services

Ms. Lynette Stephens, Senior Budget Analyst, Judicial Council Budget Services

Ms. Maggie Stern, Attorney II, Judicial Council Legal Services

Ms. Peggy Symons, Manager, Judicial Council Facilities Services

Ms. Sadie Varela, Facilities Analyst, Judicial Council Facilities Services

Mr. John Wordlaw, Chief Administrative Officer, Judicial Council Executive Office

**OPEN MEETING**

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**Call to Order and Roll Call**

The chair called the meeting to order at 12:00 PM, introductions were made, and roll was taken.

**Public Videocast**

A live videocast of the meeting was made available to the public through the advisory body web page on the California Courts website listed above.

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**DISCUSSION AND ACTION ITEMS (ITEMS 1–2)**

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**Item 1****Update to the California Trial Court Facilities Standards**

**Summary:** The Court Facilities Advisory Committee (CFAC) discussed an update to the *California Trial Court Facilities Standards* (Standards) including the need for a committee workgroup to guide staff during the update process. Various code and best management practices changes over time necessitate an update to the Standards since they were adopted by the Judicial Council in 2020. Ms. Pella McCormick presented this item indicating the following:

- An update has been initiated to the Standards, which define the minimum space and the functional, technical, and security requirements for the design of trial court facilities in the state of California.
- The Standards are an essential contract document in the Design-build capital project delivery method, defining the quality and functional performance criteria the Design-build Entity must design and construct.
- Updates to the Standards will occur concurrent with the triennial cycle for building code updates.
- Examples of subject areas for update include:
  - Technical updates to hardware and holding areas and distributed antenna systems;
  - Legislative and code requirements for lactation rooms;
  - Technical parameters for hybrid audiovisual systems for courtrooms;
  - Sustainability goals; and
  - Implementation of lessons learned on ceiling panels, structural requirements, radiant floors, wire management solutions, combination drinking fountain/bottle filling stations, and curtain walls.
- The creation of a committee workgroup will assist facilities staff with incorporating code revisions and evaluating lesson learned, including distribution of the draft update to the Standards later this year for public comments.

**Action:** The advisory committee—with exceptions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members, and members absent as shown above—voted to approve the following motion:

1. Create a workgroup to move forward on the update to the *California Trial Court Facilities Standards*.  
(*Motion: Lucas; Second: Warwick*)

**Item 2****Draft Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2024–25**

**Summary:** The CFAC reviewed the capital projects proposed in the draft *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2024–25*. This plan informs capital project funding requests for upcoming and outlying fiscal years.

Ms. Pella McCormick introduced this item, and Mr. Chris Magnusson presented this item consistent with materials (Tabs 2A–C) for Item 2 of the agenda, which were posted online for public viewing in advance of the meeting and available at [www.courts.ca.gov/documents/cfac-20230322-materials.pdf](http://www.courts.ca.gov/documents/cfac-20230322-materials.pdf). Following presentations from the superior courts of Lake, Placer, and Los Angeles counties and committee discussion, the CFAC took separate actions on the *Lake–New Clearlake Courthouse* and *Placer–New Tahoe Area Courthouse*, and as related to the projects in the five-year plan for the Superior Court of Los Angeles County.

**Lake–New Clearlake Courthouse**

From the Superior Court of Lake County, Presiding Judge J. David Markham and Ms. Krista LeVier, Court Executive Officer, co-presented the merits of the *Lake–New Clearlake Courthouse* and the need for its continued inclusion in the five-year plan. Their comments included:

- The project does remain a priority for the superior court and citizens of Lake County and needs to be kept in the five-year plan.
- The existing courthouse in the city of Clearlake operates five days per week, including:
  - Self-help services provided four days per week; and
  - Court calendars two days per week for countywide service to hear child support (Department of Child Support Services), unlawful detainers, small claims, infractions, and traffic cases—cases that are not also heard at the existing Lakeport Courthouse.
- Concerning the *New Lakeport Courthouse* project in the City of Lakeport:
  - It was not designed large enough to consolidate the calendars/operations of the existing Clearlake Courthouse, as during the 2019 capital outlay projects reassessment, the superior court determined the need for a separate capital project in the city of Clearlake based on the assurance the Judicial Council would review each capital project on its own merits and that it had not taken the position single-courtroom courthouses would not be funded.
- The project is also important to serve the population in the southern portion of the county.
- The superior court’s current Assessed Judicial Need exceeds its Authorized Judicial Positions by 18 percent.
- The project is scoped to purchase new property; however, the superior court is open to rebuilding, if feasible, on the existing state-owned courthouse site.

The following general comments were made:

- The existing Clearlake Courthouse has the same deficiencies (e.g., security, seismic risk, and overcrowding) as the existing Lakeport Courthouse.
- The County of Lake no longer occupies space within the existing Clearlake Courthouse.
- Driving time is approximately 30–40 minutes between the existing courthouses in the cities of Clearlake and Lakeport.

The advisory committee made the following comments:

- Application of the Facilities Standards has produced an anomalous outcome with respect to single-courtroom projects, as evidenced by the cost of this project scoped for new construction at just under \$30 million that does not diminish the need but creates an obstacle that cannot be overcome.
- Moreover, this approach must be responsibly reassessed for achieving the necessary outcome, focusing outside the Facilities Standards to find a means by which the project can be brought in at a materially lower cost.

**Action 1:** The advisory committee—with abstention of Ms. Krista LeVier and exceptions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members, and members absent as shown above—voted to approve the following motion:

1. The *Lake–New Clearlake Courthouse* be removed from the *Judicial Branch Five-Year Infrastructure Plan* and be referred to Judicial Council staff to work with the Superior Court of Lake County to consider an array of alternatives, which would, in the end, produce an outcome of improved service in Clearlake and not just focus on improvement to the existing building but certainly focus on it as well.

*(Motion: Highberger; Second: Power)*

#### **Placer–New Tahoe Area Courthouse**

From the Superior Court of Placer County, Presiding Judge Alan V. Pineschi introduced the *Placer–New Tahoe Area Courthouse* project as well as the presenters to discuss its merits and the need for its continued inclusion in the five-year plan. Presenters included Mr. Jake Chatters, Court Executive Officer of the Superior Court of Placer County, Ms. Cindy Gustafson, Placer County Chair of the Board of Supervisors and Supervisor of District 5, Mr. Morgan Gire, Placer County District Attorney, Mr. David Tellman, Placer County Chief Deputy District Attorney, and Mr. Wayne Woo, Placer County Sheriff. Consistent with materials (Tabs 3A and B) for Item 2 of the agenda, which were posted online for public viewing in advance of the meeting and available at [www.courts.ca.gov/documents/cfac-20230322-materials.pdf](http://www.courts.ca.gov/documents/cfac-20230322-materials.pdf), Presiding Judge Pineschi presented slides 1–2 and 35, Mr. Chatters presented slides 3–6, and 14–34, Ms. Gustafson presented slides 7–8, Mr. Woo presented slide 9, Mr. Gire presented slides 10–12, and Mr. Tellman presented slide 13.

The following general comments were made:

- Tahoe City has 10,000 full-time residents and 30,000 part-time residents.
- The existing Tahoe Courthouse’s courtroom operates all day, with a full-time judicial officer presiding, three days per week on Wednesdays, Thursdays, and Fridays:
  - The morning calendars are full and afternoon calendars could also be full or taper off.
  - In 2022, there were 3,003 hearings involving all case types.
  - Video appearances are offered in all case types where allowed by law; however, the superior court is prohibited from *requiring* appearances by video.
  - Misdemeanor jury trials are held in the existing Tahoe Courthouse:
    - Pre-pandemic counts were 2–3 per year, with jurors summoned one week per month to the North Tahoe Event Center.

- Owing to the closure of the North Tahoe Event Center during the pandemic, the court could not conduct jury trials until social distancing ended and the facility reopened last summer.
  - Preliminary hearings for felonies are heard in the existing Tahoe Courthouse; however, if the matter continues to trial, then that trial is heard in Roseville:
    - Felony trials cannot be heard owing to a lack of security in the courthouse and courtroom, as its layout has jurors sitting in very close proximity around the defendant with no means of separation.
    - Even hearing out-of-custody felony trials would be difficult.
    - In a new courthouse with adequate security, the superior court could consider hearing felony trials, as there were 76 felony filings at the existing Tahoe Courthouse in 2022.
- Owing to a lack of space in the existing Tahoe Courthouse, jury selection is held at different facility (the North Tahoe Event Center):
  - The superior court operates two separate jury pools:
    - North county residents are summoned to the existing Tahoe Courthouse, and
    - South county residents are summoned to serve in Auburn or Roseville.
- The County of Placer will vacate space within the existing courthouse to proceed with its project for the New Tahoe Justice Center, whether the Judicial Council proceeds with its project.

The advisory committee made the following comments:

- The superior court appears willing to consider departure from the Facilities Standards (e.g., size of new building proposed at 15,000 SF) for the sake of ensuring the project can be approved.
- Like the cost of the *New Lakeport Courthouses*, the cost of this project is untenable.
- There is still time to solve the problem at hand with a smaller footprint and maybe an alternative that constitutes a departure from the Facilities Standards.
- The committee is confronted with the dilemma of spiraling inflated costs, which are already high to begin with as courthouses are an entirely different breed of structure from Class A office buildings.
- Something further can be done by way of assessment prior to the committee's final recommendation to the Judicial Council.

**Action 2:** The advisory committee—with exceptions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members, and members absent as shown above—voted to approve the following motion:

2. For the *Placer–New Tahoe Area Courthouse*, Judicial Council staff provide the CFAC with information on rescoping or site alternatives (possibly a modular building or a leasehold) by the June 2023 meeting. Project rescoping should not attempt to comply with the current *California Trial Court Facilities Standards*. At the June 2023 meeting, a determination can be made whether the project is removed from the *Judicial Branch Five-Year Infrastructure Plan*.

(*Motion: Highberger; Second: Orozco/Power*)

**Judge Highberger's Verbatim Statements Clarifying the Motion:**

*This is a part-time branch court. It should not be expected to comply with Judicial Council design standards. It is possible that when it is rescoped there is some kind of existing commercial structure that could be leased or renovated. And further, I would be willing to suggest that Judicial Council should be prepared to enter into a long-term lease despite its general distaste for long-term leases, if that is the best solution for this project. Alternatively, come back with something to be put on this parcel that the county owns, particularly if the county is willing to give us the parcel, if they understand how hard it's going to be to get this building built in Tahoe City, and basically that it be stripped of everything except adequate security, a courtroom, a Clerk's Office, and a multi-purpose space. Quite probably have no chambers—let the multi-purpose space or some portion of the Clerk's Office function as Chambers. No Chambers bathroom. Probably two uni-sex bathrooms in the hallway and one uni-sex bathroom for staff. But absolutely strip this thing down to the bare bones and see if that can be brought in in a fashion that looks cost effective to the committee. I don't think we are going to get anything back that looks like a concrete suggestion in June or July or August; so, I think unfortunately, it would require that the project be delayed at best case for a start in FY 2026–27.*

**Superior Court of Los Angeles County Five-year Plan Projects**

From the Superior Court of Los Angeles County, Presiding Judge Samantha P. Jessner introduced representatives present (listed above), including Judge Highberger, from the Superior Court of Los Angeles County. She described the superior court's operational model and made statements consistent with the points in Mr. Slayton's letter, which is under Tab 4 of the meeting materials. Her comments included:

- The superior court's operations are contained within 15 of the 26 most seismically at-risk buildings in the Judicial Council's portfolio, including 4 of the top 5 buildings:
  - The Mosk and Foltz courthouses on this list and together represent 35 percent of the most seismically vulnerable square footage in the state of California.
- The Stanley Mosk Courthouse, with 100 courtrooms, presents the greatest seismic liability, with its potential annual loss from fatalities in a catastrophic seismic event calculated over 30 percent higher than the next most at-risk facility in the Judicial Council's portfolio.
- The superior court has a significant backlog in deferred maintenance, and as reported in the Judicial Council's August 2022 report, the superior court has approximately 6,200 deferred maintenance projects at the projected cost of approximately \$1.4 billion or one-third of the total Judicial Council projects backlog.
- The superior court has had the opportunity to more carefully consider the service delivery model for decentralization upon which the court's 2019 facility plan was based.
- The court reviewed data regarding case filings to determine where the workload originates to evaluate whether different rules might produce different efficiencies and convenience.
- Pursuing a 47-courtroom Mosk replacement would significantly reduce operational efficiencies achieved by centralization (e.g., requiring duplication of spaces and staff) and significantly inconvenience attorneys and litigants who might not have access to similar services if located elsewhere.
- The court believes that the optimal number of courtrooms that could be displaced is approximately 24 and seeks to retain 100 of the 124 courtrooms in downtown Los Angeles—such that 24 courtrooms may be relocated including 19 to the New Santa Clarita Courthouse, as previously proposed, and the remaining 5 courtrooms to a location to be determined.

**Action 3:** The advisory committee—with exceptions of judges Donald Cole Byrd and William F. Highberger, Ex-Officio non-voting members, and members absent as shown above—voted to approve the following motion:

3. Judicial Council facilities staff work with Los Angeles Superior Court leadership to determine how the Los Angeles Superior Court Plan is to be leveraged for their efficiencies of their current centralized delivery service model and report back to the committee at the June 2023 meeting.

*(Motion: Byrd; Second: Warwick)*

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**A D J O U R N M E N T**

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There being no further business, the meeting was adjourned at 3:00 p.m.

Approved by the advisory body on \_\_\_\_\_.



Judicial Council of California  
Court Facilities Advisory Committee

[www.courts.ca.gov/cfac.htm](http://www.courts.ca.gov/cfac.htm)  
[cfac@jud.ca.gov](mailto:cfac@jud.ca.gov)

COURT FACILITIES ADVISORY COMMITTEE'S  
SUBCOMMITTEE ON COURTHOUSE NAMES

MINUTES OF OPEN MEETING

June 12, 2023  
12:00 PM – 1:00 PM  
Public Videocast

**Subcommittee Members Present:** Hon. Brad R. Hill, CFAC Chair  
Hon. Patricia M. Lucas (Ret.), CFAC Vice-chair  
Hon. Keith D. Davis (Ret.), Chair  
Hon. Donald Cole Byrd  
Mr. Anthony P. Capozzi  
Hon. Gary R. Orozco  
Hon. David Edwin Power (Ret.)  
Mr. Thomas J. Warwick, Jr.

**Subcommittee Members Absent:** None

**Others Present:** The following Judicial Council staff were present:  
Mr. Chris Magnusson, Supervisor, Facilities Services  
Ms. Pella McCormick, Director, Facilities Services  
Ms. Akilah Robinson, Associate Analyst, Facilities Services  
Ms. Sadie Varela, Facilities Analyst, Facilities Services  
Mr. John Wordlaw, Chief Administrative Officer, Executive Office

OPEN MEETING

**Call to Order and Roll Call**

The chair called the meeting to order at 12:00 PM, introductions were made, and roll was taken. Owing to technical difficulties, the presentation of Item 1 had to be restarted closer to 12:30 PM to account for troubleshooting to ensure the public video livestream was operating correctly.

**Public Videocast**

A live videocast of the meeting was made available to the public through the advisory body web page on the California Courts website listed above.

DISCUSSION AND ACTION ITEMS (ITEMS 1–2)

**Item 1**

**Revised Courthouse Naming Policy**

**Summary:** The subcommittee reviewed a revision to the Judicial Council's current *Courthouse Naming Policy*. Noting minor changes to presentation slides 3 and 4, Mr. Chris Magnusson

presented this item consistent with materials (Tabs 2A–C) for Item 1 of the agenda, which were posted online for public viewing in advance of the meeting and available at [www.courts.ca.gov/documents/cfac-20230612-cn-materials.pdf](http://www.courts.ca.gov/documents/cfac-20230612-cn-materials.pdf). He indicated the following:

- Pertaining to the table on presentation slide 4:
  - Most of the facilities were named at the local level and prior to the transfer of responsibility of court space or transfer of title to the state.
  - For the six names highlighted that were approved by the Judicial Council:
    - Line 4 Richard E. Arnason Justice Center was approved prior to the implementation of a naming policy, as the first policy was adopted in 2009;
    - Line 12 Governor George Deukmejian Courthouse was approved in conformance to the 2009 naming policy that allowed for names after living persons;
    - Lines 9, 22, and 23—the Sisk, Tamura, and Gibson courthouses—were all approved in conformance to the current, 2014 policy for persons deceased a minimum of 10 years; and
    - Line 17 Robert M. Falasco Justice Center was approved with an exception to the current policy, as he had been deceased less than 10 years and his name was being transferred from the former courthouse to the new justice center.
- At the subcommittee’s direction, staff would post the draft revised policy for a two-week court/public comment period to report any court/public input at the upcoming full Court Facilities Advisory Committee (CFAC) Meeting on June 27, 2023.

**Action:** The subcommittee voted unanimously on the following motions:

1. Staff is directed to post the draft revised policy for a two-week court/public comment period.
2. The Judicial Council approve the draft revised policy, subject to concurrence of the full CFAC including public comments review.

*(Motion: Hill; Second: Capozzi)*

## Item 2

### **Request to Name the Fourth Appellate District Courthouse in Santa Ana**

**Summary:** The subcommittee reviewed the request from the Fourth District Court of Appeal, Division Three, to name the existing Fourth Appellate District Courthouse in the City of Santa Ana after former associate justice of the Supreme Court of California, Cruz Reynoso.

Mr. Chris Magnusson presented this item consistent with materials (Tabs 3A and B) for Item 2 of the agenda, which were posted online for public viewing in advance of the meeting and available at [www.courts.ca.gov/documents/cfac-20230612-cn-materials.pdf](http://www.courts.ca.gov/documents/cfac-20230612-cn-materials.pdf).

**Action:** The subcommittee voted unanimously on the following motion:

1. The Judicial Council approve the Fourth Appellate District’s naming request subject to conformance to the revised *Courthouse Naming Policy* (as described under agenda item 1) and concurrence of the full CFAC.

*(Motion: Hill; Second: Capozzi)*

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**A D J O U R N M E N T**

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There being no further business, the meeting was adjourned at 1:00 p.m.

Approved by the subcommittee on \_\_\_\_\_.

# Judicial Branch Five-Year Infrastructure Plan and Capital Outlay Budget Change Proposals Fiscal Year 2024–25

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Court Facilities Advisory Committee Meeting  
June 27, 2023



# Five-Year Plan and Budget Process

- Requirement of the State Budget process to forecast long-term infrastructure needs.
- Project proposals not considered without a five-year plan.
- Five-year outlook of capital outlay need for trial and appellate court capital projects.
- Updated annually.
- Judicial Council approval required for its submission to Department of Finance (DOF).

# Capital Outlay Budget Change Proposals

- Capital Outlay Budget Change Proposals (COBCPs) are requirement of the State Budget process to request funding for trial and appellate court capital projects.
- Developed for projects in Budget Year 1 of five-year plan.
- COBCPs submitted annually to DOF with the five-year plan.
- **New requirement for Judicial Council review/approval prior to submission to DOF.**
  - **Five COBCPs presented/Placer is pending final scope.**

# Rationale for Five-Year Plan

- Sequential order of projects on the approved statewide list.
- Number of projects and project phases based on:
  - **Adjustments since March CFAC Meeting**
    - **Kern:** East County project reduced from 4 to 3 courtrooms at Court's request; remains in BY 1 Starts.
    - **Lake:** Clearlake project removed.
    - **Los Angeles:** 4 projects rescored at Court's direction:
      - Mosk moved to BY 3 Starts; West LA, Van Nuys, and Inglewood moved off 5-yr. plan.
    - **Placer:** Placeholder as *New Construction* pending CFAC's confirmation of project scope.
  - **Four projects (\$172 million) Expected in 2023–24 Budget Act**
    - 3 continuation: Monterey, Nevada, and San Bernardino.
    - 1 new: Sixth Appellate District.
  - **Capability to implement projects**
    - Continuation projects each year.
    - 3 new project starts per year.

# Placer – New Tahoe Area Courthouse

- **Options studied per March CFAC Direction:**
  - Reduced Program
  - Modular Building
  - Prefabricated Metal Building
  - Existing Courthouse Renovation
  - New Construction (Reduced Program)
  - Long-term Lease with Tenant Improvements
  - Shared Use of Existing Truckee Courthouse

# Reduced Program

- 7,100 Square Feet:
  - One Jury Courtroom
  - Holding
  - Multi-use Room for Jurors, Conferences, etc.
  - Clerk's Office
  - Self Help
- Facilities Standards Not Applied.

**New Tahoe Area Courthouse**  
**REDUCED PROGRAM**

Item #	Space Component	Floor Area (SF)
1.	Entrance Screening/Lobby/Waiting	690
2.	Courtroom Waiting	150
3.	Courtroom	1,700
4.	Courtroom Holding/Sheriff	250
5.	Courtroom Support (Exhibits, AV Server, etc.)	174
6.	Witness Waiting/Attorney-Client Conf. Room	100
7.	Jury Deliberation/Conference Room	300
8.	Chambers	140
9.	Court Reporter/Interpreter	68
10.	Clerk's Office	502
11.	Self Help	283
12.	Building Support	250
13.	Public Restrooms	TBD
14.	Staff Restroom	TBD
15.	Server Room	TBD
16.	Electrical Room	TBD
17.	Mechanical Room	TBD
18.	Maintenance/Receiving	TBD
19.	Janitor Closet	TBD
20.	Private Circulation	TBD
Subtotal		4,607
Component Grossing Factor <sup>1</sup>		485
Building Grossing Factor (40%) <sup>2</sup>		2,037
<b>Total GSF</b>		<b>7,129</b>

Footnote:

1. Component Grossing Factor provides circulation for Space Components.

2. Building Grossing Factor provides SF for all components listed TBD.

# Modular Building

- Assumes collocation on County's Burton Creek site.
- Building size is 7,100 SF (court's reduced program).
- Provides 25-year lifespan.
- Enhanced structure for snow loads.
- Occupancy assumed April 2031 (79 months of escalation).
- Cost estimated \$10.2 million excludes site, CEQA, and demolition costs and soft costs.

# Prefabricated Metal Building

- Assumes collocation on County's Burton Creek site.
- Building size is 7,100 SF (court's reduced program).
- Provides 30-year lifespan.
- Enhanced structure for snow loads.
- Occupancy assumed April 2031 (79 months of escalation).
- Cost estimated \$11.5 million excludes site, CEQA, and demolition costs and soft costs.

# Existing Courthouse Renovation

- Built in 1959, two stories, and 11,301 SF.
- Court occupies 2,100 SF of 7,100 SF ground floor.
- Judicial Council 22% equity.
- Provides 30-year lifespan.
- Uncertainty regarding structural condition, hazmat abatement, code triggers—*specifically elevator*.
- Occupancy assumed August 2030 (67 months of escalation).
- Cost estimate \$9.5–12.5 million excludes site and CEQA costs and soft costs.

# New Construction (Reduced Program)

- Reduced program is 7,100 SF to match existing courthouse footprint.
- Provides 50-year lifespan.
- Long-term durability.
- Greater design flexibility:
  - Functional layout.
  - Aesthetics.
- Occupancy assumed August 2031 (79 months of escalation).
- Cost estimate \$19.5 million excludes site, CEQA, and demolition costs and soft costs.

# Long-term Lease with Tenant Improvements

- No viable properties in the Tahoe City Area:

## 2255 West Lake Boulevard

- For sale at \$6,500,000.
- Potential Historic property from 1932 with limitations on use.
- Water by well.
- 4,512 SF.

## 330 Fairway Drive

- Not currently listed for sale or long-term lease.
- Previously offered only as temporary swing space.
- Lacks visibility.
- 4,470 SF.

# Shared Use of Existing Truckee Courthouse

- County-owned, 20,000 SF Joseph Government Center.
- Court occupies 5,850 SF split into two floors.
- County space fully occupied and refreshed for long-term use.
- Many cross-jurisdictional issues, such as:
  - Jury trials
  - Criminal proceedings.
  - District Attorney, Sheriff, and Peace Officers limited to local authority.
  - Shared staffing and expenses.
- Difficult winter travel between Tahoe City and Truckee.

# Comparison

	Acquisition Completion	Design Completion	Project Completion <sup>1</sup>	Construction Cost (in millions) <sup>2</sup>
Modular Construction	July 2027	May 2029	April 2031 EUL = 2056	\$10.2
Pre-fab Construction	July 2027	May 2029	April 2031 EUL = 2061	\$11.5
Renovation of Existing Facility	July 2026	May 2028	August 2030 EUL = 2060	\$9.5–12.5
New Construction	July 2027	May 2029	August 2031 EUL = 2081	\$19.5

**Table Footnotes:**

1. EUL = End of Useful Life.

2. Not included in these figures are project soft costs and other costs for site acquisition, demolition (except for Renovation), and CEQA.

# Draft Five-Year Plan Overview

## Assuming no other project adjustments:

- Budget Year 1 includes 6 projects: 3 continuation and 3 new starts.
- Budget Year 2 includes 10 projects: 7 continuation and 3 new starts.
- Budget Years 3–5 each include 3 new project starts.
- Plan funds 22 projects:
  - 9 remaining Immediate Need trial court projects.
  - 12 (of 27) Critical Need trial court projects.
  - 1 Appellate Court project.
  - Totals \$4.4 billion (not including costs for Placer-Tahoe).
  - Constructs 299 courtrooms.

# Details of Budget Year 1: 2024–25

- Continuation of one Appellate Court project.
- Five Trial Court projects:
  - 2 Continuation Projects and 3 New Project Starts.
  - All Immediate Need projects.
  - Benefits 5 different trial courts.
  - Constructs a total of 54 courtrooms.
- Budget Year 1 total is \$123 million plus costs TBD for the Placer-Tahoe project.

# BY 1 2024–25 Proposed Trial Court Projects

County	Trial Court Project Name	Courtrooms	Budget Year 1 2024–25 <sup>1, 2</sup>	Phase
Fresno	New Fresno Courthouse	36	\$ 18,145	D
San Luis Obispo	San Luis Obispo Courthouse	12	7,772	D
San Joaquin	New Tracy Courthouse	2	2,645	D
Kern	New East County Courthouse	3	4,921	AS
Placer	New Tahoe Area Courthouse	1	TBD	AS
<b>Total<sup>1</sup></b>		<b>54</b>	<b>\$33,483</b>	

**Phase Legend:** S=Study; A=Acquisition; D=Performance Criteria

**Table Footnotes:**

1. The Total does not include Placer-Tahoe’s costs, which are still TBD pending CFAC direction.

2. Dollars are in thousands.

# BY 1 2024–25 Proposed Appellate Projects

<b>County</b>	<b>Appellate Court Project Name</b>	<b>Courtrooms</b>	<b>Budget Year 1 2024–25<sup>1</sup></b>	<b>Phase</b>
Santa Clara	New Sixth Appellate District Courthouse	1	\$89,491	B
<b>Total</b>		<b>1</b>	<b>\$89,491</b>	

**Phase Legend:** B=Design-Build

**Table Footnote:**

1. Dollars are in thousands.

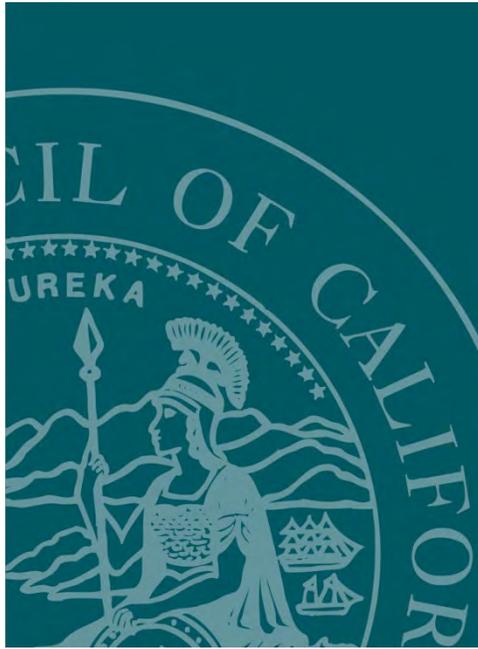
# Five-Year Plan Schedule

- **July 21, 2023** – Judicial Council to review/consider adopting five-year plan and approving COBCPs and to direct their submission to DOF.
- **July 31, 2023** – Five-year plan and 2024–25 COBCPs submitted to DOF.

# Requested Actions

1. Determine scope of Placer-Tahoe project.
2. Recommend the draft five-year plan and COBCPs are submitted to the Judicial Council for review and to consider approval.
3. Delegate to the CFAC Chair and Vice-chair review/approval of the committee's report to the Judicial Council.

Questions?



# Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2024–25

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SUPREME COURT OF CALIFORNIA  
CALIFORNIA COURTS OF APPEAL  
SUPERIOR COURTS OF CALIFORNIA  
JUDICIAL COUNCIL OF CALIFORNIA

ADOPTED BY THE JUDICIAL COUNCIL

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SUBMITTED TO THE CALIFORNIA  
DEPARTMENT OF FINANCE

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Judicial Council of California

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## I. INTRODUCTION

The California judicial branch consists of the Supreme Court, Courts of Appeal, trial courts, and the Judicial Council. The Lockyer-Isenberg Trial Court Funding Act of 1997 (Assem. Bill 233; Stats. 1997, ch. 850) consolidated the costs of operating California's trial courts at the state level. The act was based on the premise that state funding of court operations was necessary to provide more uniform standards and procedures, economies of scale, structural efficiency, and access for the public.

Following on this act, the Trial Court Facilities Act of 2002 (Sen. Bill 1732; Stats. 2002, ch. 1082) specified that counties and the state pursue a process that would ultimately result in full state assumption of the financial responsibility and equity ownership of all court facilities. To address maintenance costs in existing court facilities and the renovation or construction of new court facilities, the Trial Court Facilities Act required counties to contribute to the ongoing operation and maintenance of court facilities based on historical expenditures for facilities transferred to the state. The act also established a dedicated revenue stream to the State Court Facilities Construction Fund for the design, construction, or renovation of these facilities.

Recognizing the growing demand to replace California's aging courthouses, additional legislation was enacted. Senate Bill 1407 (Stats. 2008, ch. 311) authorizes various fees, penalties, and assessments to be deposited in the Immediate and Critical Needs Account (ICNA) to support the construction, renovation, and operation of court facilities, including the payment of rental costs associated with completed capital outlay projects funded with lease revenue bonds. However, these revenues have been lower than expected, which led to the curtailment of the Judicial Council's capital program.

On June 27, 2018, when the 2018 Budget Act was passed, the judicial branch courthouse construction program was allocated \$1.3 billion for the continuing phases of 10 trial court capital-outlay projects in the following counties: Glenn, Imperial, Riverside (in both Indio and in midcounty regions), Sacramento, Shasta, Siskiyou, Sonoma, Stanislaus, and Tuolumne. This highly encouraging support for the construction program also memorialized a notable change in the program's source of funding: The sale of lease revenue bonds to finance a project's construction was backed by the General Fund rather than the ICNA. Since 2008, SB 1407 projects had relied on the ICNA, which is forecasted to have a negative fund balance as early as fiscal year (FY) 2026–27 owing to the continual decline of its sources of revenue of fines and fees. In FY 2021–22, for the State Court Facilities Construction Fund (SCFCF)—the other source from which the courthouse construction program is funded—to remain solvent and the Judicial Council to maintain program service levels, the ICNA and SCFCF were combined.

The Judicial Council completed facility master plans for each of the 58 counties in December 2003. Those plans were consolidated into a statewide plan approved by the Judicial Council in February 2004 as the Trial Court Five-Year Capital-Outlay Plan, which ranked 201 projects for future development. Changes to this initial statewide plan have been approved incrementally since 2004. The most recently developed statewide list of trial court capital-outlay

projects and the five-year plan for trial court capital-outlay projects are described below and attached to this report.

## II. REASSESSMENT OF TRIAL COURT CAPITAL-OUTLAY PROJECTS

Government Code section 70371.9 required the Judicial Council to conduct a reassessment of all trial court capital-outlay projects that had not been fully funded up to and through the 2018 Budget Act (FY 2018–19) and to submit the report by December 31, 2019, to two legislative committees. This reassessment produced the [\*Statewide List of Trial Court Capital-Outlay Projects\*](#) prioritized on needs-based/cost-based scores from the application of the council’s [\*Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects\*](#).

### A. Process

The reassessment of the capital outlay projects can be summarized by five main endeavors:

1. Revision of the prioritization methodology—developing needs-based criteria and cost-based criteria to rank projects within priority groups—consistent with Government Code section 70371.9;
2. Assessment of facilities occupied by trial courts, including physical condition assessments, as well as assessments related to security, access to court services, and overcrowding;
3. Development of court facility plans and court needs-based projects;
4. Application of the prioritization methodology to all projects; and
5. Development of a statewide list of prioritized projects.

### B. Statewide List of Capital Outlay Projects

The *Statewide List of Trial Court Capital-Outlay Projects* has been developed from the application of the revised prioritization methodology to the capital projects identified by the court facility plans, of which there is one for each county. As defined in the methodology, trial court capital-outlay projects are considered those *that increase a facility’s gross area, such as a building addition; that substantially renovate a major portion of a facility; that comprise a new facility or an acquisition; or that change the use of a facility, such as the conversion from noncourt use to court use.*

Details of the list are as follows:

- There is a total of 80 projects for 41 of the 58 trial courts.
- All 80 projects affect 165 of the approximate total 450 facilities in the judicial branch’s real estate portfolio.

- The total cost of each need group is Immediate, \$2.3 billion; Critical, \$7.9 billion; High, \$1.3 billion; Medium, \$1.6 billion; and Low, \$0.1 billion.
- Of the 80 projects, 56 are for new construction, and 24 are for renovation and/or addition.
- The total cost for the 56 new construction projects is estimated at \$10.6 billion; the total cost for the 24 renovation and/or addition projects is estimated at \$2.6 billion.
- The total cost of all 80 projects is estimated at \$13.2 billion.

### **C. Revision of Prioritization Methodology**

The methodology involves a two-step process:<sup>1</sup> Step 1 identifies (1) the general physical condition of the buildings; (2) needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act requirements, and environmental hazards; (3) court security features within buildings; (4) access to court services; (5) overcrowding; and (6) capital outlay projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Step 2 involves applying the needs-based criteria and cost-based criteria to rank projects within the priority groups.

In the most essential terms, the methodology can be described as:

- Needs-based criteria = Priority Group; and
- Needs-based and cost-based criteria = Rank within Priority Group.

## **III. INTEGRATING CLIMATE CHANGE INTO PLANNING AND INVESTMENT**

The Judicial Council has supported climate adaptation and sustainability practices in the construction, operations, and maintenance of approximately 450 court facilities that house California’s court system. The council’s capital program focuses on proven design approaches and building elements that can improve court facilities and result in cost-effective, sustainable buildings. Strategies include protecting, conserving, and restoring water resources; installing water reuse systems; and improving energy efficiency. Other strategies include promoting a healthy indoor environment, using environmentally friendly building materials, recycling materials during construction and demolition, and using flexible designs that anticipate future changes and enhance building longevity. The Judicial Council also designs its buildings to achieve at least LEED (Leadership in Energy and Environmental Design) Silver certification equivalency.

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<sup>1</sup> For more detailed information, see Judicial Council of Cal., Advisory Com. Rep., *Court Facilities: Reassessment of Trial Court Capital-Outlay Projects* (Nov. 5, 2019), agenda item 19-129 of the Judicial Council meeting of Nov. 14, 2019, <https://jcc.legistar.com/View.ashx?M=F&ID=7862663&GUID=C63B6E8E-6A8D-476C-BF8F-634132CB381F>.

In December 2020, the Judicial Council’s Trial Court Facility Modification Advisory Committee approved a [sustainability plan](#) that focuses primarily on ensuring that new construction practices comply with state sustainability initiatives and help reduce the judicial branch’s impact on climate change. Additional goals include reducing greenhouse gas emissions, energy usage, and utility costs by pursuing energy efficiency measures such as leveraging grant opportunities and third-party financing options; educating staff, key stakeholders, and service providers on specific energy-saving practices and broader sustainability issues; conserving other natural resources through improved data collection and baseline tracking; and improving the power resiliency of the judicial branch’s portfolio through onsite renewable energy generation and storage systems.

#### **IV. EXISTING FACILITIES**

The facilities of the Supreme Court, Courts of Appeal, and trial courts encompass not only the public courtroom spaces, but also the chambers and workspace where judicial officers and courtroom staff prepare for proceedings; secure areas, including holding cells; and building support functions.

The trial courts are located in each of the 58 counties, in approximately 450 facilities and 2,100 courtrooms, covering approximately 16 million square feet of usable area and more than 21 million square feet of space under Judicial Council responsibility and management.

The Courts of Appeal are organized into six districts, which operate in nine different locations in approximately 508,000 square feet. The Fresno and Riverside appellate courts are housed in standalone, state-owned facilities with the balance being co-located in other leased or state-owned space.

The Supreme Court is located in the Civic Center Plaza in San Francisco (103,300 square feet) and in the Ronald Reagan State Building in Los Angeles (7,600 square feet).

Currently, the Judicial Council administrative facilities are located in San Francisco and Sacramento, with office space totaling approximately 263,000 square feet.

#### **V. DRIVERS OF INFRASTRUCTURE NEEDS**

The primary drivers of court facility needs include providing a safe and secure facility, improving poor functional conditions, addressing inadequate physical conditions including seismically deficient facilities, and expanding the public’s physical, remote, and equal access to the courts.

## **VI. PROPOSAL**

### **A. Trial Court Capital-Outlay Project Funding Requests for FY 2024–25**

The five-year plan for trial court capital-outlay projects in the table below proposes funding in FY 2024–25 for five projects on the Judicial Council’s approved statewide list of projects as referenced in the *Status Report: Immediate and Critical Need Trial Court Capital-Outlay Projects* (see Attachment A). This proposal is based on funding support in the Governor’s Proposed Budget for FY 2023–24, which included \$169.5 million (\$16.4 million General Fund and \$153.1 million Public Buildings Construction Fund) for initial funding of one new capital project and continued funding of two active projects:

1. Monterey–New Fort Ord Courthouse—\$153.1 million for Design-build.
2. Nevada–New Nevada City Courthouse—\$8.1 million for acquisition.
3. San Bernardino–San Bernardino Juvenile Dependency Courthouse Addition and Renovation—\$8.3 million for construction.

On May 12, 2023, the May Revision to the Governor’s Budget was released, which did not include any additional funding for capital projects.

Consistent with the Governor’s Proposed Budget for FY 2023–24 and the expected outcome of the 2023 Budget Act (FY 2023–24), the judicial branch’s five-year plan for trial court capital-outlay projects is presented in the table below.

## Five-Year Plan for Trial Court Capital-Outlay Projects (Dollars in Thousands)

			1		2		3		4		5	
County	Project Name	Courtrooms	FY 2024-25		FY 2025-26		FY 2026-27		FY 2027-28		FY 2028-29	
BY 1 Continuation	Fresno	New Fresno Courthouse	36	\$ 18,145	D	\$ 875,281	B					
	San Luis Obispo	New San Luis Obispo Courthouse	12	\$ 7,772	D	\$ 305,923	B					
BY 1 Starts	San Joaquin	New Tracy Courthouse	2	\$ 2,645	D	\$ 56,139	B					
	Kern	New East County Courthouse	3	\$ 4,921	AS		\$ 1,844	D	\$ 71,983	B		
BY 2 Continuation	Placer	New Tahoe Area Courthouse	1	\$ TBD	AS		\$ TBD	D	\$ TBD	B		
	Nevada	New Nevada City Courthouse	6			\$ 1,289	D	\$ 167,428	B			
	Solano	New Solano Hall of Justice (Fairfield)	12			\$ 286,186	B					
	Plumas	New Quincy Courthouse	3			\$ 110,156	B					
	Los Angeles	New Santa Clarita Courthouse	24			\$ 547,827	B					
BY 2 Starts	Contra Costa	New Richmond Courthouse	6			\$ 19,415	AS		\$ 2,357	D	\$ 187,981	B
	San Francisco	New San Francisco Hall of Justice	24			\$ 135,700	AS		\$ 14,770	D	\$ 752,467	B
	Orange	New Orange County Collaborative Courthouse	3			\$ 17,979	AS		\$ 2,587	D	\$ 183,797	B
BY 3 Starts	Santa Barbara	New Santa Barbara Criminal Courthouse	8				\$ 10,588	D	\$ 216,395	B		
	Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	100				\$ 275,689	AS			\$ 40,894	D
BY 4 Starts	El Dorado	New Placerville Courthouse	6				\$ 8,716	AS			\$ 2,683	D
	Fresno	Fresno Juvenile Delinquency Courthouse Renovation	2						\$ 1,377	PW	\$ 9,105	C
	Inyo	New Inyo County Courthouse	2						\$ 3,921	AS		
	San Bernardino	New Victorville Courthouse	31						\$ 9,983	AS		
BY 5 Starts	Mariposa	New Mariposa Courthouse	2								\$ 3,048	AS
	Los Angeles	Chatsworth Courthouse Renovation	7								\$ 2,011	PW
	Santa Cruz	New Santa Cruz Courthouse	9								\$ 10,589	AS
		<b>Totals</b>	<b>299</b>	<b>\$ 33,483</b>		<b>\$ 2,355,895</b>		<b>\$ 464,265</b>		<b>\$ 323,373</b>		<b>\$ 1,192,575</b>

**Table Legend:**

- S = Study
- A = Acquisition
- P = Preliminary Plans
- W = Working Drawings
- C = Construction
- D = Performance Criteria
- B = Design-Build

**B. Appellate Court Capital-Outlay Project Funding Requests for FY 2024–25**

The five-year plan for appellate court capital-outlay projects in the table below proposes funding in FY 2024–25 for one project. This proposal is based on funding support in the Governor’s Proposed Budget for FY 2023–24, which included \$2.8 million General Fund for the New Sixth Appellate District Courthouse’s Performance Criteria phase. The FY 2024–25 proposal is to fund this project’s Design-build phase. A permanent location is needed for the Sixth District Court of Appeal, which handles cases from the counties of San Benito, Santa Clara, Santa Cruz, and Monterey from a leased facility. The court decides over 900 appeals annually in addition to disposing of 500 writ petitions.

Since established in 1984, the Sixth District Court of Appeal has adjudicated cases out of leased space in a commercial office building in downtown San Jose in the county of Santa Clara. With the court’s lease expiring in the near term and the impending inability to afford increased rates in such a highly competitive rental market with limited vacancy making relocation an inevitability, a feasibility study was developed. The study compared the costs of continuing the long-term lease with construction of a permanent building on a state-owned property available for redevelopment in the city of Sunnyvale in Santa Clara County. At the CFAC’s public meeting on May 26, 2022, the feasibility study and its findings were presented and discussed. Subsequently, and at the CFAC’s public meeting on June 17, 2022, and based on the economic, public-service, and operational benefits, the committee included costs for a capital outlay project in this five-year plan for construction of a new courthouse on the state-owned property in Sunnyvale. The updated feasibility study and findings presented at that meeting are available under Tab 3 of the meeting materials at [www.courts.ca.gov/documents/cfac-20220617-materials.pdf](http://www.courts.ca.gov/documents/cfac-20220617-materials.pdf).

Consistent with the Governor’s Proposed Budget for FY 2023–24 and the expected outcome of the 2023 Budget Act (FY 2023–24), the judicial branch’s five-year plan for appellate court capital-outlay projects is presented in the table below.

**Five-Year Plan for Appellate Court Capital-Outlay Projects**  
(Dollars in Thousands)

County	Project Name	Courtrooms	1		2		3		4		5	
			FY 2024–25		FY 2025–26		FY 2026–27		FY 2027–28		FY 2028–29	
Santa Clara	New Sixth Appellate District Courthouse	1	\$ 89,491	B								
	<b>Totals</b>	<b>1</b>	<b>\$ 89,491</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>		<b>\$ -</b>	

**Table Legend:**

B = Design-Build

## Attachments

ATTACHMENT A *Status Report: Immediate and Critical Need Trial Court Capital-  
Outlay Projects (July 21, 2023)*



## Status Report: Immediate and Critical Need Trial Court Capital-Outlay Projects

County	Project Name	Priority Group	Courtrooms	Group Score	Funding Status
<b>Immediate Need</b>					
Lake	New Lakeport Courthouse	Immediate Need	4	22.0	Fully funded; funding authorized in 2021 Budget Act (FY 2021–22).
Mendocino	New Ukiah Courthouse	Immediate Need	7	19.2	Fully funded; funding authorized in 2021 and 2022 Budget Acts.
Nevada	New Nevada City Courthouse	Immediate Need	6	18.6	Partially funded; initial funding authorized in 2023 Budget Act (FY 2023–24).
Butte	Butte County Juvenile Hall Addition and Renovation	Immediate Need	1	18.6	Fully funded; funding authorized in 2021 and 2022 Budget Acts.
Monterey	New Fort Ord Courthouse	Immediate Need	7	18.5	Fully funded; funding authorized in 2021 and 2023 Budget Acts.
Lake	New Clearlake Courthouse	Immediate Need	1	17.9	Project removed from the five-year infrastructure plan for alternative scope.
San Bernardino	San Bernardino Juvenile Dependency Courthouse Addition and Renovation	Immediate Need	2	17.6	Fully funded; funding authorized in 2021 and 2023 Budget Acts.
Solano	New Solano Hall of Justice (Fairfield)	Immediate Need	12	17.6	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
Fresno	New Fresno Courthouse	Immediate Need	36	17.5	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
Kern	New Ridgecrest Courthouse	Immediate Need	2	17.4	Withdrawn at the court's request/court may make future request to restore.
Plumas	New Quincy Courthouse	Immediate Need	3	17.2	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
Stanislaus	New Modesto Courthouse Courtroom Renovation	Immediate Need	3	17.1	Fully funded; funding authorized in 2020 Budget Act (FY 2020–21).
Los Angeles	New Santa Clarita Courthouse	Immediate Need	24	17.0	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
San Luis Obispo	New San Luis Obispo Courthouse	Immediate Need	12	16.9	Partially funded; initial funding authorized in 2022 Budget Act (FY 2022–23).
San Joaquin	New Tracy Courthouse	Immediate Need	2	16.9	Unfunded; proposed again for initial funding in FY 2024–25.
Kern	New Mojave Courthouse	Immediate Need	3	16.4	Consolidated into New East County Courthouse.
Kern	New East County Courthouse	Immediate Need	3	16.4	Unfunded; proposed again for initial funding in FY 2024–25.
Placer	New Tahoe Area Courthouse	Immediate Need	1	16.4	Unfunded; proposal to be determined.
<b>Critical Need</b>					
Contra Costa	New Richmond Courthouse	Critical Need	6	16.1	Unfunded; proposed for initial funding in FY 2025–26.
San Francisco	New San Francisco Hall of Justice	Critical Need	24	15.9	Unfunded; proposed for initial funding in FY 2025–26.
Orange	New Orange County Collaborative Courthouse	Critical Need	3	15.8	Unfunded; proposed for initial funding in FY 2025–26.
Santa Barbara	New Santa Barbara Criminal Courthouse	Critical Need	8	15.7	Unfunded; proposed for initial funding in FY 2026–27.
Los Angeles	New Downtown Los Angeles Courthouse (Mosk Replacement)	Critical Need	100	15.5	Unfunded; proposed for initial funding in FY 2026–27. Project increased from 47 to 100 courtrooms, rescored from 15.3 to 15.5, and moved up in Critical Need Group.

County	Project Name	Priority Group	Courtrooms	Group Score	Funding Status
<b>Critical Need, continued</b>					
El Dorado	New Placerville Courthouse	Critical Need	6	15.4	Unfunded; proposed for initial funding in FY 2026–27.
Fresno	Fresno Juvenile Delinquency Courthouse Renovation	Critical Need	2	15.2	Unfunded; proposed for initial funding in FY 2027–28.
Inyo	New Inyo County Courthouse	Critical Need	2	15.2	Unfunded; proposed for initial funding in FY 2027–28.
San Bernardino	New Victorville Courthouse	Critical Need	31	15.2	Unfunded; proposed for initial funding in FY 2027–28.
Mariposa	New Mariposa Courthouse	Critical Need	2	14.9	Unfunded; proposed for initial funding in FY 2028–29.
Los Angeles	Chatsworth Courthouse Renovation	Critical Need	7	14.9	Unfunded; proposed for initial funding in FY 2028–29.
Santa Cruz	New Santa Cruz Courthouse	Critical Need	9	14.7	Unfunded; proposed for initial funding in FY 2028–29.
San Diego	New San Diego Juvenile Courthouse	Critical Need	10	14.6	Unfunded; proposal to be determined.
Riverside	New Riverside Juvenile Courthouse	Critical Need	5	14.6	Unfunded; proposal to be determined.
Tulare	New Tulare North County Courthouse	Critical Need	14	14.6	Unfunded; proposal to be determined.
Los Angeles	New West Covina Courthouse	Critical Need	15	14.5	Unfunded; proposal to be determined.
Los Angeles	New Eastlake Courthouse	Critical Need	6	14.5	Unfunded; proposal to be determined.
Kern	New Bakersfield Superior Courthouse	Critical Need	33	14.4	Unfunded; proposal to be determined.
Sonoma	New Sonoma Civil Courthouse	Critical Need	8	14.4	Unfunded; proposal to be determined.
San Luis Obispo	New Grover Beach Branch Courthouse	Critical Need	1	14.2	Unfunded; proposal to be determined.
Alameda	New Alameda County Community Justice Center	Critical Need	57	14.1	Unfunded; proposal to be determined.
Imperial	Winterhaven Branch Courthouse Addition and Renovation	Critical Need	1	14.1	Unfunded; proposal to be determined.
Los Angeles	Los Angeles Metropolitan Courthouse Renovation	Critical Need	14	14.1	Unfunded; proposal to be determined.
Los Angeles	New North Central Los Angeles Courthouse	Critical Need	12	14.1	Unfunded; proposal to be determined.
Riverside	New Palm Springs Courthouse	Critical Need	9	13.6	Unfunded; proposal to be determined.
Orange	New Orange South County Courthouse	Critical Need	16	13.6	Unfunded; proposal to be determined.
Los Angeles	Foltz Courthouse Renovation	Critical Need	60	13.4	Unfunded; proposal to be determined.

**Notes:**

1. The Los Angeles - New West Los Angeles Courthouse was reduced from 32 to 20 courtrooms, rescored from 16.6 to 13.3, and moved from Immediate Need to High Need Group.
2. The Los Angeles - New Inglewood Courthouse was reduced from 30 to 13 courtrooms, rescored from 16.3 to 8.7, and moved from Critical Need to Medium Need Group.
3. The Los Angeles - New Van Nuys Courthouse (East/new + West/renovation) was reduced from 55 to 42 courtrooms, rescored from 15.4 to 10.7, and moved from Critical Need to High Need Group.

**STATE OF CALIFORNIA**  
**Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet**  
 DF-151 (REV 07/21)

<b>Fiscal Year</b> 2024-25	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 2
<b>Budget Request Name</b>		<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 0009729

**Project Title**  
 Fresno County – New Fresno Courthouse

**Project Status and Type**

Status:  New  Continuing      Type:  Major  Minor

**Project Category (Select one)**

CRI (Critical Infrastructure)     
  WSD (Workload Space Deficiencies)     
  ECP (Enrollment Caseload Population)     
  SM (Seismic)  
 FLS (Fire Life Safety)     
  FM (Facility Modernization)     
  PAR (Public Access Recreation)     
  RC (Resource Conservation)

<b>Total Request (in thousands)</b> \$ 18,145	<b>Phase(s) to be Funded</b> Performance Criteria	<b>Total Project Cost (in thousands)</b> \$ 914,583
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**Budget Request Summary**

The Judicial Council of California requests \$18,145,000 General Fund for the Performance Criteria of the New Fresno Courthouse in Fresno County. The project will provide construction of a new 36-courtroom courthouse of approximately 413,000 square feet (SF) in the city of Fresno. The estimated total project cost is \$749,369,000. The project will require acquisition of a site of approximately 2.09 acres. The project includes secured parking for judicial officers. The project will use a design-build delivery method. The project will consolidate three facilities and provide two additional courtrooms.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9621
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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**Impact on Support Budget**

One-Time Costs  Yes  No      Swing Space Needed  Yes  No  
 Future Savings  Yes  No      Generate Surplus Property  Yes  No  
 Future Costs  Yes  No

**If proposal affects another department, does other department concur with proposal?**  Yes  No  
*Attach comments of affected department, signed and dated by the department director or designee.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/1/2023	<b>Reviewed By</b> Cowan	<b>Date</b> 8/1/2023
<b>Chief Administrative Officer</b> John Wordlaw	<b>Date</b> 8/1/2023	<b>Acting Administrative Director</b> Millicent Tidwell	<b>Date</b> 8/1/2023

Department of Finance Use Only	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

Fresno County – New Fresno Courthouse – \$18,145,000 for Performance Criteria. The project includes the construction of a new, 36-courtroom courthouse of approximately 413,000 SF in the city of Fresno. The project will require acquisition of a site of approximately 2.09 acres. The project includes secured parking for judicial officers. Parking for staff and the public parking is not included in the project. Parking needs will be assessed during the acquisition phase site selection and CEQA process. Total project costs are estimated at \$914,583,000, including Acquisition (\$21,157,000), Performance Criteria (\$18,145,000), and Design-Build (\$875,281,000). The design-build amount includes \$748,680,000 for the construction contract, \$22,460,000 for contingency, \$29,011,000 for architectural and engineering services, and \$75,130,000 for other project costs. The Acquisition began in July 2022 and will complete in June 2024. Performance Criteria is scheduled to begin in July 2024 and will be approved in February 2025. Design-Build is scheduled to begin in July 2025 and will be completed in January 2031.

**B. Purpose of the Project:**

Problem: The existing condition and capacity of the Superior Court County of Fresno Courthouse facilities were evaluated pursuant to Senate Bill (SB) 847 which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted on October 24, 2008. The reassessment which is the basis for the judicial branch's Trial Court Five-Year Infrastructure Plan, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The Infrastructure Plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Through this assessment process, Fresno County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group, and consequently is one of the highest priority trial court capital-outlay projects for the judicial branch. The Reassessment of Trial Court Capital-Outlay Project is available at [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf).

The New Fresno Courthouse is proposed because of the current operational inefficiency due to court functions being split between three locations in downtown Fresno, an increase of the number of courtrooms to help meet Assessed Judicial Need (AJN), and numerous and severe deficiencies in the existing main Fresno County Courthouse, North Annex and M Street facilities.

Program Need: The New Fresno Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Enhances the public's access to justice by relieving the current space shortfall, increase security, and replace inadequate and obsolete buildings in Fresno County.
- Improves public safety by replacing a seismic deficient facility that is non-compliant with contemporary fire and life safety, and ADA codes.
- Provides two additional courtrooms in anticipation of funding for future judgeships.

- Removes from service facilities that contain environmental hazards such as asbestos containing materials.
- Improves public, staff, and judicial officer safety by providing a modern facility compliant with Judicial Council security standards for separation of in-custody defendants from staff and public.
- Improves Sheriff’s ability to efficiently manage in-custody movement by providing adequate holding areas/cells and circulation.
- Consolidates functions and optimize use of court facilities.
- Vacates three facilities which terminates two county joint occupancy agreements and one private entity lease.
- Avoids future expenditure of over \$42 million for unaddressed deferred maintenance and needed security system refresh.
- Replaces a Federal Emergency Management Agency (FEMA) P-154 High-Risk rated seismically deficient building.

The Superior Court of Fresno County uses a central service model with full-service operations concentrated in Fresno. The Juvenile Delinquency Courthouse is a branch facility handling juvenile-delinquency cases only. Administrative functions are housed in Fresno, the county seat. The court currently occupies five facilities. Four court-occupied facilities are in downtown Fresno. The Juvenile Delinquency Courthouse is in Juvenile Hall, approximately eight miles away.

The court no longer uses two single-courtroom satellite facilities located in Reedley and Clovis.

Based on the 2022 Judicial Needs Assessment, the Fresno Court has a 7.0 increase in judgeship need. This project replaces 34 substandard courtrooms from three facilities and provides two additional courtrooms in anticipation of future funding for new judgeships.

The Superior Court of Fresno County occupies five buildings with a total of approximately 442,000 square feet of space. Two unoccupied buildings remain on the Judicial Council’s Property List. The facilities are summarized in the table below.

	Name	City	No. of Courtrooms	Type	Owner	Year Built
1	Fresno Courthouse	Fresno	28	Courthouse	County	1962
2	North Annex Jail	Fresno	2	Jail	County	1985
3	B.F. Sisk Courthouse	Fresno	15	Courthouse	Council	1967/2009
4	M Street Courthouse	Fresno	5	Office	Lease	1964
5	Juvenile Delinquency Courthouse	Fresno	4	Multi-use	County	2009
6	Reedley (Closed)	Reedley	0	Multi-use	County	1985
7	Clovis Courthouse (Closed)	Clovis	0	Courthouse	County	1980

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the Fresno County Courthouse (28 courtrooms and most of court administration), the court space in the North Annex Jail (2 courtrooms), the court space in the M Street Courthouse (5 courtrooms). The Fresno Courthouse is currently undergoing a title transfer of the facility from county-owned to state-owned. If the new Fresno Courthouse project is completed the existing Fresno Courthouse could be sold, the jail courtrooms could be vacated and surrendered to the county and M Street lease terminated. The

findings of the Infrastructure Plan reassessment are summarized below for the facilities proposed for replacement by this project.

1. Fresno County Courthouse (County-owned, title transferred to state pending)

2019 Assessment Data

Year Built	1962
Number of Courtrooms	28 courtrooms
10 Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High Risk Seismic Rating
Deferred Maintenance	\$40,727,040
Annual O&M Costs	\$346,246
Security System Refresh Costs	\$1,605,041

Located at 1100 Van Ness Ave, Fresno, California the Fresno Courthouse is the oldest court facility still in operation in Fresno County. This courthouse is an approximately 214,000 SF county-owned building (title transfer to the state is pending). This is the main courthouse for Fresno County in which criminal, juvenile dependency, drug court, behavioral health court, Criminal Administrative Process Petitions for Involuntary Medication, and general trial cases are heard.

The courthouse is situated on the county-owned Courthouse Park along with the Fresno County Sheriff's Office and the Hall of Records. The building does not meet current building codes for fire and life safety and accessibility. The building has a FEMA P-154 High-Risk seismic rating and over \$42 million in unaddressed deferred maintenance and security system refresh needs.

Significant functional issues include inadequate space for security screening at the building's entrance and insufficient ADA accommodations throughout the building. Lack of holding areas limit the building's capacity for in-custody defendants. An additional concern is there are no secure attorney-client interview rooms for in-custody defendants. The lobby is too small and there are too few elevators to accommodate the high volume of daily visitors. The jury room is too small and not functional for jurors.

2. North Annex Jail (County-owned)

2019 Assessment Data

Year Built	1985
Number of Courtrooms	2 courtrooms
10 Year Facility Condition Index (FCI)	Not assessed
FEMA P-154 Seismic Rating	Not assessed
Deferred Maintenance	Not assessed
Annual O&M Costs	\$27,147
Security System Refresh Costs	Not assessed

Located at 1255 M Street, Fresno, California the North Annex Jail is a detention facility with two courtrooms. These courtrooms occupy approximately 8,100 SF in an approximately 67,000 SF county-owned jail. This is a satellite location for the Fresno Court in which arraignment court and felony domestic violence cases are heard.

Onsite areas are too small for support staff and judicial officers and there is a lack of a separate room for witnesses to wait during trial proceedings. On-site parking for judicial officers is located on the street with no security enclosures. Due to the jail operations, there is a high volume of daily visitors to the building and site.

3. M Street Courthouse (Leased)

Located at 2317 Tuolumne Street, Fresno, California the M Street Courthouse was renovated in 2009. The courtrooms and associated spaces occupy approximately 26,000 SF of leased space in which criminal misdemeanor, civil, traffic, and School Attendance Review Board (SARB) cases are heard. Jury assembly occurs in this building with 80 jurors per call.

The site is used as a satellite location for the Fresno County and B.F. Sisk Courthouses. High service volume causes overcrowding and excessive lines around the building. The building has insufficient waiting area inside the building and no exterior awning to provide the approximately 2,000 daily visitors with protection from the elements while they wait. Secure parking area is not large enough for all judicial officers. No on-site holding is available which causes additional transportation and creates security concerns inside the building. The building lacks circulation separation for in-custodies, judges, staff, and public. The security screening area is overcrowded and inadequate for the number of daily visitors.

**C. Relationship to the Strategic Plan:**

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities whose title is held by the state, including, but not limited to, the acquisition and development of facilities.
- Exercise the full range of policymaking authority over trial court facilities, including, but not limited to, planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including, but not limited to, facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocate appropriated funds for court facilities maintenance and construction.
- Prepare funding requests for court facility construction, repair, and maintenance.
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provide for capital outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital outlay request is directly related to the Judicial Council's strategic plan Goal VI: "Branchwide Infrastructure for Service Excellence." By providing the trial courts with the facilities required to carry out the Judiciary's constitutional functions, the proposed project immediately addresses this goal.

In addition, the proposed project supports the Judicial Council's commitment to Goal I: "Access, Fairness, Diversity, and Inclusion", Goal IV: "Quality of Justice and Service to the Public" and Goal VII: "Adequate, Stable, and Predictable Funding for a Fully Functioning Branch".

**D. Alternatives:**

Alternative 1: Build a New 36-courtroom Courthouse.

This alternative will construct a new, 36-courtroom courthouse of approximately 413,000 SF in the city of Fresno. The estimated total project cost is \$914,583,000. The project will require acquisition of a site of approximately 2.09 acres. The project includes secured parking for judicial officers. Staff

and public parking are not currently included in the project. Parking needs will be assessed during the Acquisition phase site selection and CEQA process.

Advantages:

- Provides a new, modern, and secure courthouse replacing three antiquated and functionally deficient facilities.
- Improves access to justice, enhance public service, and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Improves safety for public, staff, and judicial officers by being compliant with modern regulatory security, seismic, and accessibility standards.
- Replace a FEMA P-154 rated High-Risk seismically deficient building.
- Avoids over \$42 million in future deferred maintenance and security system refresh expenditures.
- Provides two additional courtrooms in anticipation of funding for future judgeships.

Disadvantages:

- This alternative requires authorization of funds for acquisition, design, and construction.
- This alternative requires a commitment of state resources.

Alternative 2: Renovation of Existing Courthouses.

The existing Fresno County Courthouse, M Street Courthouse, and North Annex Jail space will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. A detailed estimate was not prepared for this alternative as preliminary investigations deemed the solution impracticable. Implementation of this Alternative is constrained by the site configuration, current county ownership of the buildings, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantages:

- This option will improve security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council space standards.

Disadvantages:

- A *Seismic Renovation Project Feasibility Report* was conducted in January 2019 to develop conceptual seismic retrofit schemes, determine the collateral impacts and associated construction costs of the retrofit schemes, and perform cost-benefit analyses to determine the most appropriate renovation strategy for the Fresno County Courthouse. The analysis determined that a base-line seismic retrofit was feasible. The estimated hard construction cost was \$103 million, the cost-benefit ratio .65, and extension of asset life 15 years. However, a baseline retrofit project will only correct seismic deficiencies. The baseline retrofit will not address fire and life safety code or operational and spatial deficiencies. More robust retrofit options that corrected code deficiencies and extend the asset life to 50 years was estimated to at a hard construction cost of \$243 million, a total project cost including soft costs, phasing, and swing costs will approximate the replacement cost of the facility due to the need for swing space and phasing. The disruption to court operations will be substantial.
- The county holds the title for existing North Annex Jail. The Judicial Council has no right to renovate or expand on the site without the cooperation, collaboration, and compensation to the county.
- The M Street facility is leased from a private landlord. The Judicial Council has no right to renovate or expand on the site without the cooperation, collaboration, and compensation to the landlord.

- This alternative will be disruptive to court operations and incur costs for swing space while renovations are ongoing.
- This alternative requires authorization of funds for acquisition, design, and construction.

Alternative 3: Defer this Project.

Advantages:

- No additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facilities do not provide proper security, are overcrowded, and are in deteriorating physical condition. Delay of this project limits the court's ability to consolidate existing operations for enhanced public service and staff efficiency.
- Leaves a FEMA P-154 rated High-Risk seismically deficient building in service.

**E. Recommended Solution:**

1. Which alternative and why?

The recommended option is Alternative 1, approve the construction of a new courthouse. This alternative provides the best solution for the superior court and for the benefit of all county residents.

2. Detailed scope description.

The New Fresno Courthouse project provides a new 36-courtroom courthouse of approximately 413,000 SF, consolidating three buildings: the severely deficient and overcrowded Fresno County Courthouse, the court space in the North Annex Jail, the court space in the M Street Courthouse, and provide two additional courtrooms in anticipation of funding for future judgeships. The project will require acquisition of a site of approximately 2.09 acres. The project includes secured parking for judicial officers. Parking for staff and the public is not included in the project. Parking needs will be assessed during the site selection and CEQA process.

The New Fresno Courthouse is proposed because of the current operational inefficiency due to court functions being split between three locations in downtown Fresno, an increase of the number of courtrooms to help meet AJN, and numerous and severe deficiencies in the existing main Fresno County Courthouse, North Annex Jail, and M Street facilities.

3. Basis for cost information.

Estimated total project costs are based on conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Construct a New 36-Courtroom Courthouse. This option is the best solution for the superior court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Enhances the public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieves the current space shortfall, increases security, and replaces inadequate and obsolete buildings in Fresno County by consolidating court operations into one location.
- Improves operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council space standards.

- Vacates the seismically deficient Fresno Courthouse and allows for termination of a county joint occupancy agreement at the North Annex Jail and termination of the M Street Courthouse lease.
- Improves operational efficiencies allowing the court to operate effectively and efficiently.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for 2024–25 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for 2024–25 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$1.2 million for Judicial Council funded O&M. The county facility payments established pursuant to Government Code Section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing operations and maintenance costs of the new facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital outlay budget change proposal. The additional funding of \$30,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another, regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control and/or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

Inter-agency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and Department of State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

**F. Consistency with Government Code Section 65041.1:**

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing structure is disruptive and costly due to the lack of suitable swing space. Prior studies indicate that the most advantageous approach is a replacement facility for the Fresno Courthouse.

The Judicial Council has no right to renovate or expand the North Annex Jail or M Street Courthouse without the cooperation, collaboration, and compensation of the facility title holder.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible CEQA process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group to develop site selection criteria that addresses proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

The Project Advisory Group will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, probation department, etc.), the city (including personnel from city management, planning, and redevelopment agency), the local community, and local Bar Association.

DRAFT

**STATE OF CALIFORNIA**  
**Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet**  
 DF-151 (REV 07/21)

<b>Fiscal Year</b> 2024-25	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 3
<b>Budget Request Name</b>		<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 0009732

**Project Title**  
 San Luis Obispo County – New San Luis Obispo Courthouse

**Project Status and Type**  
 Status:  New  Continuing      Type:  Major  Minor

**Project Category (Select one)**

<input checked="" type="checkbox"/> CRI <i>(Critical Infrastructure)</i>	<input type="checkbox"/> WSD <i>(Workload Space Deficiencies)</i>	<input type="checkbox"/> ECP <i>(Enrollment Caseload Population)</i>	<input type="checkbox"/> SM <i>(Seismic)</i>
<input type="checkbox"/> FLS <i>(Fire Life Safety)</i>	<input type="checkbox"/> FM <i>(Facility Modernization)</i>	<input type="checkbox"/> PAR <i>(Public Access Recreation)</i>	<input type="checkbox"/> RC <i>(Resource Conservation)</i>

<b>Total Request (in thousands)</b> \$ 7,772	<b>Phase(s) to be Funded</b> Performance Criteria	<b>Total Project Cost (in thousands)</b> \$ 342,864
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**Budget Request Summary**

The Judicial Council of California requests \$7,772,000 General Fund for the Performance Criteria of the New San Luis Obispo Courthouse in San Luis Obispo County. The project will provide construction of a new, 12-courtroom courthouse of approximately 145,000 square feet (SF) in the city of San Luis Obispo. The estimated total project cost is \$342,864,000. The project includes secure parking for judicial officers. The project will require acquisition of a site of approximately 2.5 acres. The project will use a design-build delivery method. The project will replace the Courthouse Annex and the 1070 Palm Street facility.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9621
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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**Impact on Support Budget**

One-Time Costs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Generate Surplus Property <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Future Costs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**If proposal affects another department, does other department concur with proposal?**  Yes  No  
*Attach comments of affected department, signed and dated by the department director or designee.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/1/2023	<b>Reviewed By</b> Cowan	<b>Date</b> 8/1/2023
<b>Chief Administrative Officer</b> John Wordlaw	<b>Date</b> 8/1/2023	<b>Acting Administrative Director</b> Millicent Tidwell	<b>Date</b> 8/1/2023

<b>Department of Finance Use Only</b>	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

San Luis Obispo County – New San Luis Obispo Courthouse – \$7,772,000 for Performance Criteria. The project includes the construction of a new, 12-courtroom courthouse of approximately 145,000 SF in the city of San Luis Obispo. The project includes secure parking for judicial officers. The project will require acquisition of a site of approximately 2.5 acres. Total project costs are estimated at \$342,864,000, including Acquisition (\$29,169,000), Performance Criteria (\$7,772,000), and Design-Build (\$305,923,000). The design-build amount includes \$258,154,000 for the construction contract, \$7,745,000 for contingency, \$9,115,000 for architectural and engineering services, and \$30,909,000 for other project costs. The Acquisition began in July 2022 and will complete in June 2024. Performance Criteria is scheduled to begin in July 2024 and will be approved in January 2025. Design-Build is scheduled to begin in July 2025 and will be completed in January 2030.

**B. Purpose of the Project:**

Problem: The existing condition and capacity of the Superior Court County of San Luis Obispo Courthouse facilities were evaluated pursuant to Senate Bill (SB) 847 which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its *Trial Court Capital-Outlay Plan and Prioritization Methodology* adopted on October 24, 2008. The reassessment which is the basis for the judicial branch's Trial Court Five-Year Infrastructure Plan, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The Infrastructure Plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazards;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Through this assessment process, San Luis Obispo County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group, and consequently is one of the highest priority trial court capital-outlay projects for the judicial branch. The Reassessment of Trial Court Capital-Outlay Project is available at [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf).

Program Need: The New San Luis Obispo Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Consolidates court operations in the city of San Luis Obispo.
- Provides an accessible, safe, and efficient full-service courthouse.
- Improves security, relieve overcrowding, improve operational efficiency, and customer service.
- Allows the court to operate in a facility with adequate space for greater functionality than in current conditions, including:
  - Safe and secure internal circulation that maintains separate zones for the public, staff, and in-custodies.
  - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas.

- Adequate visitor security screening and queuing in the entrance area.
- Provides attorney-client interview rooms.
- Improves public service, including an adequately sized self-help area.
- Has ADA accessible spaces.
- Adequate staff workstations and meeting spaces.
- Jury assembly with capacity for typical jury pools.
- Facility with dependable physical infrastructure.
- Avoids future expenditures of nearly \$11 million in deferred maintenance and needed security refresh.
- Decommissions a facility with a FEMA P-154 High-Risk seismic rating.

The Superior Court of San Luis Obispo County uses a centralized service model for criminal courts in San Luis Obispo County, with all criminal court operations located in the Courthouse Annex in San Luis Obispo, the county seat. Civil and family court operations are decentralized between the Courthouse Annex and Paso Robles Branch Courthouse. Additional small claims cases are heard at the Grover Beach Branch while the Veteran’s Memorial Building is being renovated. Traffic court is decentralized with operations in the Veteran’s Memorial Building (under renovation), the Paso Robles Courthouse, and the Grover Beach Branch. Administrative functions are housed in the Courthouse Annex with additional overflow staff offices in the San Luis Obispo County Courthouse, 1070 Palm Street, and 999 Monterey Street, all within San Luis Obispo. Most juvenile court cases occur at the Juvenile Services Center in San Luis Obispo.

Based on the 2022 Judicial Needs Assessment, the San Luis Obispo Court does not have a need for additional judgeships at this time.

The Court occupies eight buildings with a total of 165,785 SF of space. The facilities are summarized in the table below.

	Name	City	Number of Courtrooms	Type	Owner	Year Built
1	Courthouse Annex	San Luis Obispo	12	Courthouse	County	1983
2	Veterans Memorial Building	San Luis Obispo	1	Multi-use	County	1965
3	Juvenile Services Center	San Luis Obispo	1	Multi-use	County	1980
4	Grover Beach Branch	Grover Beach	1	Courthouse	County	1968
5	Grover Beach Clerk’s Office	Grover Beach	0	Modular	County	1989
6	1070 Palm St.	San Luis Obispo	0	Office	Judicial Council	1926
7	Paso Robles Courthouse	Paso Robles	2	Courthouse	County	2008
8	999 Monterey St.	San Luis Obispo	0	Office	Leased	2007

Infrastructure Deficiencies in Facilities Affected by Project: The project will replace the county-owned Courthouse Annex in San Luis Obispo (12 courtrooms) and the court office space in the Judicial Council-owned 1070 Palm St. The Courthouse Annex will be vacated by the court and surrendered to the county. The 1070 Palm Street facility will be sold. The findings of the Infrastructure Reassessment are summarized below for the facilities affected by this project.

1. Courthouse Annex (County-Owned)

2019 Assessment Data

Year Built	1983
Number of Courtrooms	12 courtrooms
10 Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High Risk Seismic Rating
Deferred Maintenance	\$10,009,474
Annual O&M Costs	\$103,394
Security System Refresh Costs	\$243,981

The Courthouse Annex is located at 1035 Palm Street, San Luis Obispo, California. This court is part of a 112,000 SF county-owned and managed building complex. The Court occupies approximately 41,000 SF of court-exclusive space. Criminal, civil, family, and limited juvenile cases are heard at this courthouse. The building is overcrowded with numerous functional and security issues that include undersized courtrooms with inefficient layouts; undersized entrance security screening area; poor functional adjacencies; and ADA non-compliance. The facility has in-custody holding but minimal space for weapons screening. Separate and secure circulation dedicated for judicial officers and staff is marginal and deficient in separating in-custodies from the public and judicial staff. The facility has a FEMA P-154 High-Risk seismic rating and has over \$10 million in deferred maintenance and security refresh needs.

2. 1070 Palm Street (Judicial Council-Owned)

2019 Assessment Data

Year Built	1926
Number of Courtrooms	None
10 Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	\$718,603
Annual O&M Costs	\$23,055
Security System Refresh Costs	\$6,770

Located at 1070 Palm Street, San Luis Obispo this is a 2,528 SF Judicial Council-owned, former single-family home now used exclusively for Court offices. This property houses court research attorneys and family court staff.

**C. Relationship to the Strategic Plan:**

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercises full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities whose title is held by the state, including, but not limited to, the acquisition and development of facilities.
- Exercises the full range of policymaking authority over trial court facilities, including, but not limited to, planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law.
- Establishes policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including, but not limited to, facilities planning, acquisition, construction, design, operation, and maintenance.
- Allocates appropriated funds for court facilities maintenance and construction.
- Prepares funding requests for court facility construction, repair, and maintenance.

- Implements the design, bid, award, and construction of all court construction projects, except as delegated to others.
- Provides for capital outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital outlay request is directly related to the Judicial Council's strategic plan Goal VI: "Branchwide Infrastructure for Service Excellence." By providing the trial courts with the facilities required to carry out the Judiciary's constitutional functions, the proposed project immediately addresses this goal.

In addition, the proposed project supports the Judicial Council's commitment to Goal I: "Access, Fairness, Diversity, and Inclusion", Goal IV: "Quality of Justice and Service to the Public", and Goal VII: "Adequate, Stable, and Predictable Funding for a Fully Functioning Branch".

**D. Alternatives:**

Alternative 1: Build a New 12-courtroom Courthouse.

This alternative will construct a new, 12-courtroom courthouse of approximately 145,000 SF in the city of San Luis Obispo. The estimated total project cost is \$342,864,000. The project will require acquisition of a site of approximately 2.5 acres. The project includes secure parking for judicial officers.

Advantages:

- Enhances the court's ability to serve the residents of San Luis Obispo County by providing a new, modern, and secure courthouse, replacing antiquated and functionally deficient facilities.
- Allows the court to vacate and surrender the existing Courthouse Annex to the county.
- Improves access to justice and enhances public service and court operational efficiency by being compliant with modern regulatory safety, seismic, and accessibility standards.
- Provides San Luis Obispo County residents basic services not currently provided.
- Avoids future expenditure of nearly \$11 million for deferred maintenance and needed security system refresh.
- Removes a facility from service with a FEMA P-154 High-Risk seismic rating.

Disadvantages:

- This alternative requires authorization of funds for site acquisition and related soft costs, design, and construction.

Alternative 2: Renovation of Existing Courthouses.

The existing Courthouse Annex will be renovated and reconfigured to improve the space and more closely align the renovated court space with the Judicial Council Standards. A detailed estimate was not prepared for this alternative as preliminary investigations deemed the solution impracticable. Implementation of this alternative is constrained by site configuration, county ownership of the buildings, and disruption to court and county operations. A renovation without a sizable expansion does not remedy overcrowding.

Advantages:

- This option will improve security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council space standards.

Disadvantages:

- The county holds the title for the Courthouse Annex. The Judicial Council has no right to renovate or expand on the sites without the cooperation and collaboration of the county.
- The Courthouse Annex is part of a 112,000 SF county-owned and managed building complex. Pursuant to the Joint Occupancy Agreements, the costs of facility modifications and renovations are shared between the county and state.
- The building infrastructure systems are not separated into county and state components. Upgrading infrastructure within the court's space will likely affect the infrastructure systems building-wide and will necessitate renovations in county exclusive areas.
- This alternative will be disruptive to court and county operations and incur costs for swing space while renovations are ongoing.
- A renovation project without a sizable expansion does not remedy overcrowding.

Alternative 3: Defer This Project.

Advantages:

- No additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facility does not provide basic services to San Luis Obispo County residents due to overcrowding; proper security; ADA compliance requirements; conflicts in travel paths for judges, staff, the public, and in-custody defendants; lack of space for adequately sized visitor security screening and queuing in the entrance area, courtrooms, jury assembly, and self-help; and no attorney-client interview rooms or secure judicial parking.
- Delay of this project limits the court's ability to consolidate existing operations for enhanced public service and staff efficiency.
- Requires future expenditure of nearly \$11 million for unaddressed deferred maintenance and needed security system refresh.
- Leaves a facility in service with a FEMA P-154 High-Risk seismic rating.

**E. Recommended Solution:**

1. Which alternative and why?

The recommended option is Alternative 1: Approve the construction of a new, 12-courtroom courthouse. This alternative provides the best solution for the superior court and for the benefit of all county residents.

2. Detailed scope description.

The project will provide construction of a new, 12-courtroom courthouse of approximately 145,000 SF in the city of San Luis Obispo. In addition to multipurpose courtrooms suitable for all case types, chambers, and administrative space, major space components include central holding, jury assembly, family court services, and self-help. The project includes secure parking for judicial officers. The project will require acquisition of a site of approximately 2.5 acres.

3. Basis for cost information.

Estimated total project costs are based on conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Construct a New 12-courtroom Courthouse. The recommended option will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Increases public's access to justice by providing a modern, safe, and accessible courthouse.
- Relieves the current space shortfall, increases security, and replaces inadequate and obsolete buildings in San Luis Obispo County.
- Improves operational efficiencies by improving space adjacencies and providing spaces in alignment with Judicial Council space standards.
- Avoids future expenditure of nearly \$11 million for deferred maintenance and needed security system refresh.
- Removes a facility from service with a FEMA P-154 High-Risk seismic rating.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for 2024–25 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for 2024–25 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$711,000 for Judicial Council funded O&M and security. The county facility payments established pursuant to Government Code Section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing operations and maintenance costs of the new facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital outlay budget change proposal. The additional funding of \$30,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another, regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control and/or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

Inter-agency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The project will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and Department of State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

**F. Consistency with Government Code Section 65041.1:**

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating the existing structure is disruptive and costly due to the lack of suitable swing space. The Judicial Council has no right to renovate or expand the Courthouse Annex without the cooperation and collaboration of the county.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible CEQA process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group to develop site selection criteria that addresses proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

The Project Advisory Group will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, probation department, etc.), the city (including personnel from city management, planning, and redevelopment agency), the local community, and local Bar Association.

**STATE OF CALIFORNIA**  
**Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet**  
 DF-151 (REV 07/21)

<b>Fiscal Year</b> 2024-25	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 4
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<b>Budget Request Name</b>	<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 0010916
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**Project Title**  
 San Joaquin County - New Tracy Courthouse

**Project Status and Type**  
 Status:  New  Continuing      Type:  Major  Minor

**Project Category (Select one)**

<input checked="" type="checkbox"/> CRI <i>(Critical Infrastructure)</i>	<input type="checkbox"/> WSD <i>(Workload Space Deficiencies)</i>	<input type="checkbox"/> ECP <i>(Enrollment Caseload Population)</i>	<input type="checkbox"/> SM <i>(Seismic)</i>
<input type="checkbox"/> FLS <i>(Fire Life Safety)</i>	<input type="checkbox"/> FM <i>(Facility Modernization)</i>	<input type="checkbox"/> PAR <i>(Public Access Recreation)</i>	<input type="checkbox"/> RC <i>(Resource Conservation)</i>

<b>Total Request (in thousands)</b> \$ 2,645	<b>Phase(s) to be Funded</b> Performance Criteria	<b>Total Project Cost (in thousands)</b> \$ 58,784
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**Budget Request Summary**

The Judicial Council of California requests \$2,645,000 General Fund for the Performance Criteria phase of the New Tracy Courthouse in San Joaquin County. The proposed new courthouse project will provide construction of a new, 2-courtroom courthouse of approximately 28,000 square feet (SF) in the city of Tracy. The project includes secured parking for judicial officers and surface parking spaces. The estimated total project cost is \$58,784,000. The project will use the design-build delivery method. The project will replace four existing court facilities on the Judicial Council-owned site.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b> -	<b>CCCI</b> 9621
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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**Impact on Support Budget**

One-Time Costs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Generate Surplus Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**If proposal affects another department, does other department concur with proposal?**  Yes  No  
*Attach comments of affected department, signed and dated by the department director or designee.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/1/2023	<b>Reviewed By</b> Stephens/Cowan	<b>Date</b> 8/1/2023
<b>Chief Administrative Officer</b> John Wordlaw	<b>Date</b> 8/1/2023	<b>Acting Administrative Director</b> Millicent Tidwell	<b>Date</b> 8/1/2023

<b>Department of Finance Use Only</b>	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

San Joaquin County - New Tracy Courthouse – \$2,645,000 for Performance Criteria. The project includes the construction of a new, two- courtroom courthouse of approximately 28,000 SF in the city of Tracy. The project includes secured parking for judicial officers and surface parking spaces. Total project costs are estimated at \$58,784,000, including Performance Criteria (\$2,645,000) and Design-Build (\$56,139,000). The design-build amount includes \$44,541,000 for the construction contract, \$1,336,000 for contingency, \$2,027,000 for architectural and engineering services, and \$8,235,000 for other project costs. Performance Criteria is scheduled to begin in July 2024 and will be approved in June 2025. Design-Build is scheduled to begin in July 2025 and will be completed in April 2029.

**B. Purpose of the Project:**

Problem: The existing condition and capacity of the Superior Court of San Joaquin County facilities were evaluated pursuant to Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its Trial Court Capital-Outlay Plan and Prioritization Methodology adopted on October 24, 2008. The reassessment which is the basis for the judicial branch's Trial Court Five-Year Infrastructure Plan, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The Infrastructure Plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazard;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Through this assessment process, San Joaquin County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group, and consequently is one of the highest priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf).

Program Need: The New Tracy Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Provides an accessible, safe, and efficient courthouse to serve south county communities.
- Enhances the public's access to justice by relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in San Joaquin County.
- Allows the Court to operate in a facility with adequate space for greater functionality than in current conditions, including:
  - Safe and secure internal circulation that maintains separate zones for the public, judicial officers and staff, and in-custody defendants.
  - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas.
  - Adequate visitor security screening and queuing in the entrance area.
  - Provides attorney-client interview rooms.
  - Improves public service, including an adequately sized self-help area.
  - Jury assembly with capacity for typical jury pools.

- Has ADA accessible spaces.
- Adequate staff workstations and meeting spaces.
- Facility with dependable physical infrastructure.
- Improves public safety by replacing facilities that are noncompliant with contemporary fire and life safety and ADA codes.
- Restructures operations and functions to optimize use of court facilities.
- Replaces four facilities in poor condition with aging systems.
- Repurposes a Judicial Council-owned site for infill development and eliminates project costs for site acquisition.
- Avoids future expenditure of approximately \$2 million for deferred maintenance and needed security system refresh.

The Superior Court of San Joaquin County uses a decentralized model, with full-service operations in Stockton and branch locations in Manteca, Lodi, French Camp, and Tracy (which has been vacant for several years). Stockton and Lodi serve north county communities, while Manteca has served the south county communities. French Camp is a juvenile court that serves the entire county.

The main courthouse is located in the city of Stockton (county seat). The Stockton Courthouse handles all case types and all jury trials for the county, except for juvenile delinquency case matters. The French Camp facility is the juvenile delinquency court that has three courtrooms and is connected to juvenile hall and the county probation department. The Lodi branch court has one courtroom and handles criminal matters (such as felony arraignments, preliminary hearings, misdemeanor arraignments, and pre-trial conferences). The Manteca Branch Courthouse handles criminal, civil, and traffic matters. The Tracy Branch court facilities have been closed since 2011 owing to budget constraints from the recession and have not reopened due to needed replacement.

The Superior Court of San Joaquin County occupies five buildings in Stockton, Lodi, French Camp, and Manteca with a total of approximately 350,000 SF of space. The four Tracy court facilities are vacant.

	Name	City	Number of Courtrooms	Type	Owner	Year Built
1	Stockton Courthouse	Stockton	28 (plus 2 unfinished)	Courthouse	Judicial Council	2017
2	French Camp Juvenile Justice Center	French Camp	3	Jail	County	1982
3	Manteca Branch Courthouse	Manteca	2	Courthouse	Judicial Council	1965
4	Lodi Department 2	Lodi	0	Courthouse	Judicial Council	1968
5	Lodi Department 1	Lodi	1	Office	Lease	2005
6	Tracy Branch Courthouse	Tracy	1	Courthouse/ Vacant	Judicial Council	1968
7	Tracy Modular 1: Support	Tracy	0	Modular/ Vacant	Judicial Council	1986
8	Tracey Modular 2: Courtroom	Tracy	1	Modular/ Vacant	Judicial Council	1986
9	Tracy Agricultural Building	Tracy	0	Storage/ Vacant	Judicial Council	1960

The project will replace the four Tracy Branch court facilities: Tracy Branch Courthouse, Tracy Modular 1 (Support), Tracy Modular 2 (Courtroom), and Tracy Agricultural Building.

1. Tracy Branch Courthouse (Judicial Council-Owned)

2019 Assessment Data

Year Built	1986
Number of Courtrooms	1 courtroom
10 Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	Acceptable Risk Seismic Rating
Deferred Maintenance	\$1,989,960
Annual O&M Costs	\$22,597
Security System Refresh Costs	Not assessed

Located at 475 East 10th Street in the city of Tracy, the Tracy Branch Courthouse is approximately 7,000 SF in size and is owned and managed by the Judicial Council. The building is in poor condition with aging systems that are at or beyond their useful lives. This facility lacks many modern elements required to function effectively and efficiently, has significant fire and life safety deficiencies, and needs significant structural and technological upgrades. The facility has in-custody holding but minimal space for weapons screening and lacks separate and secure circulation paths dedicated to separate in-custody defendants from the public, jurors, judicial officers, and staff. Owing to budget cuts and need for replacement, this facility has been vacant since 2011.

2. Tracy Modular 1: Support (Judicial Council-Owned)

2019 Assessment Data

Year Built	1986
Number of Courtrooms	None
10 Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	\$13,133
Security System Refresh Costs	Not Assessed

Tracy Modular 1 (Support) is located on the Tracy campus at 475 East 10th Street in city of Tracy. It is approximately 1,000 SF in size and is owned and managed by the Judicial Council. The modular unit previously served as administrative space. The modular is in poor condition with aging systems. Owing to budget cuts and need for replacement, this facility has been vacant since 2011.

3. Tracy Modular 2: Courtroom (Judicial Council-owned)

2019 Assessment Data

Year Built	1986
Number of Courtrooms	None
10 Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	\$13,133
Security System Refresh Costs	Not Assessed

Tracy Modular 2 (Courtroom) is located on the Tracy campus at 475 East 10th Street in city of Tracy. It is approximately 1,000 SF in size and is owned and managed by the Judicial Council. The modular unit previously served as a courtroom. The modular is in poor condition with aging systems. Owing to budget cuts and need for replacement, this facility has been vacant since 2011.

4. Tracy Agricultural Building (Judicial Council-owned)

2019 Assessment Data

Year Built	1960
Number of Courtrooms	None
10 Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	Not Assessed
Security System Refresh Costs	Not Assessed

The Tracy Agricultural Building is located on the Tracy campus at 475 East 10th Street in city of Tracy. It is a single-story building approximately 2,000 SF in size that served as storage space and is owned and managed by the Judicial Council. The building is in poor condition with aging systems. Owing to budget cuts and need for replacement, this facility has been vacant since 2011.

Infrastructure Deficiencies in Facilities Affected by Project: The four existing Tracy Branch facilities (Tracy Branch Courthouse, Tracy Modular 1 (Support), Tracy Modular 2 (Courtroom), and Tracy Agricultural Building) are inadequate and obsolete to be returned to public service. The project will utilize the existing site of these facilities to demolish each deteriorated and vacant building to construct a single modern courthouse building.

**C. Relationship to the Strategic Plan:**

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities whose title is held by the state, including, but not limited to, the acquisition and development of facilities;
- Exercise the full range of policymaking authority over trial court facilities, including, but not limited to, planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law;
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including, but not limited to, facilities planning, acquisition, construction, design, operation, and maintenance;
- Allocate appropriated funds for court facilities maintenance and construction;
- Prepare funding requests for court facility construction, repair, and maintenance;
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others; and
- Provide for capital outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital outlay request is directly related to the Judicial Council's strategic plan Goal VI: "Branchwide Infrastructure for Service Excellence." By providing the trial courts with the facilities required to carry out the Judiciary's constitutional functions, the proposed project immediately addresses this goal.

In addition, the proposed project supports the Judicial Council's commitment to Goal I: "Access, Fairness, Diversity, and Inclusion", Goal IV: "Quality of Justice and Service to the Public" and Goal VII: "Adequate, Stable, and Predictable Funding for a Fully Functioning Branch".

**D. Alternatives:**

Alternative 1: Build a New 2-Courtroom Courthouse.

This alternative will construct a new, 2-courtroom courthouse of approximately 28,000 SF in the city of Tracy. The project will include secured parking for judicial officers and surface parking spaces. The estimated total project cost is \$58,784,000. The project includes the demolition of four existing court facilities on the Judicial Council-owned site.

Advantages

- Enhances the public's access to justice by providing a modern, safe, and secure courthouse to serve the south county communities, relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in San Joaquin County.
- Provides multipurpose courtrooms suitable for all case types as well as space for jury assembly, central holding, and self-help services.
- Allows the Court to operate in a facility with adequate space for greater functionality than what had been provided by the existing Tracy Branch court facilities—alleviating overcrowding in staff areas, providing adequate space for security screening and lobby areas and separate paths of circulation for in-custody defendants from the public and judges and staff, and addressing the lack of jury assembly space and jury deliberation rooms.
- Restructures operations and functions to optimize use of court facilities.
- Repurposes a Judicial Council-owned site for infill development and eliminates project costs for site acquisition.
- Avoids future expenditure of approximately \$2 million for deferred maintenance and needed security system refresh.

Disadvantages:

- This alternative requires authorization of funds for design and construction.

Alternative 2: Renovation of Existing Court Facilities.

The four existing Tracy Branch court facilities (Tracy Branch Courthouse, Tracy Modular 1 (Support), Tracy Modular 2 (Courtroom), and Tracy Agricultural Building) will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Detailed estimates were not prepared for this alternative as preliminary investigations deemed the solution requiring multiple projects impracticable and cost ineffective. Multiple renovation projects would be required, yet without sizable expansions still not remedying the space shortfall.

Advantages:

- This option will improve court security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council space standards.

Disadvantages:

- Compared to Alternative 1, this alternative requires authorization of funds for design and construction of multiple projects making its cost ineffective.
- As renovation of the two modular buildings is not practical, given their poor condition with aging systems, replacement would be required.
- Maintains four separate buildings, disallowing the consolidation of separated operations into a single building for improved public service on the existing site.

- Does not allow for operational restructuring and efficiency gains.
- Multiple renovation projects without sizable expansions does not remedy the space shortfall.

Alternative 3: Defer this Project.

Advantages:

- No additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facilities do not provide proper security, are severely overcrowded, are in deteriorating physical condition, and impede the court's ability to operate effectively and efficiently.
- Delay of this project limits the court's ability for staffing efficiency and to provide enhanced public service to the south county communities.
- Does not allow for restructuring of existing operations and efficiency gains.
- Approximately \$2 million in expenditures are needed to address deferred maintenance and needed security system refresh.

**E. Recommended Solution:**

1. Which alternative and why?

The recommended solution is Alternative 1: Construct a New 2-courtroom Courthouse. This alternative provides the best solution for the superior court and for San Joaquin County residents.

2. Detailed scope description.

The proposed new courthouse project will provide construction of a new, 2-courtroom courthouse of approximately 28,000 SF in the city of Tracy. Space will be provided for multipurpose courtrooms suitable for all case types, jury assembly, central holding, and self-help services. The project includes secured parking for judicial officers and surface parking spaces. The project includes the demolition of four existing court facilities on the Judicial Council-owned site. The project will relieve the current space shortfall, improve security, accessibility, and safety, and allow the court to improve its service to south county residents for operational efficiency.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Construct a New 2-Courtroom Courthouse. This option is the best solution for the superior court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Enhances the public's access to justice by providing a modern, safe, and secure courthouse to serve the south county communities.
- Allows the Court to operate in a facility with adequate space for greater functionality than in current conditions—alleviating overcrowding in staff areas, providing adequate space for security screening and lobby areas and separate paths of circulation for in-custody defendants from the public and judges and staff, and addressing the lack of jury assembly space and jury deliberation rooms.
- Restructures operations and functions to optimize use of court facilities.
- Improves operational efficiencies allowing the court to operate effectively and efficiently.

- Repurposes a Judicial Council-owned site for infill development and eliminates project costs for site acquisition.
- Replaces four vacant and obsolete facilities.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for 2024–25 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for 2024–25 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$120,000 for Judicial Council funded O&M and security. The county facility payments established pursuant to Government Code Section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing operations and maintenance costs of the new facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital outlay budget change proposal. The additional funding of \$42,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another, regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control and/or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

Inter-agency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The updated drawings will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and Department of State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

**F. Consistency with Government Code Section 65041.1:**

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing buildings but does include repurposing a Judicial Council-owned site for infill development. Rehabilitating multiple existing buildings on the existing site is impracticable and cost ineffective, as they have been vacant more than a decade (since 2011) owing to their poor condition with aging systems. Replacement of these

inadequate and obsolete buildings through site redevelopment, which eliminates project costs for site acquisition, is the only viable solution.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The project will be on the site of the existing Tracy Branch court facilities. The branch is committed to selecting sites with no or least impact to these resources by utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible CEQA process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group to develop site selection criteria that addresses proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

The Project Advisory Group will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, probation department, etc.), the city (including personnel from city management, planning, and redevelopment agency), the local community, and local Bar Association.

DRAFT

**STATE OF CALIFORNIA**  
**Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet**  
 DF-151 (REV 07/21)

<b>Fiscal Year</b> 2024-25	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 5
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<b>Budget Request Name</b>	<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 0010918
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**Project Title**  
 Kern County - New East County Courthouse

**Project Status and Type**  
 Status:  New  Continuing      Type:  Major  Minor

**Project Category (Select one)**

<input checked="" type="checkbox"/> CRI <i>(Critical Infrastructure)</i>	<input type="checkbox"/> WSD <i>(Workload Space Deficiencies)</i>	<input type="checkbox"/> ECP <i>(Enrollment Caseload Population)</i>	<input type="checkbox"/> SM <i>(Seismic)</i>
<input type="checkbox"/> FLS <i>(Fire Life Safety)</i>	<input type="checkbox"/> FM <i>(Facility Modernization)</i>	<input type="checkbox"/> PAR <i>(Public Access Recreation)</i>	<input type="checkbox"/> RC <i>(Resource Conservation)</i>

<b>Total Request (in thousands)</b> \$ 4,921	<b>Phase(s) to be Funded</b> Acquisition	<b>Total Project Cost (in thousands)</b> \$ 78,748
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**Budget Request Summary**

The Judicial Council of California requests \$4,921,000 General Fund for the Acquisition phase of the New East County Courthouse in Kern County. The proposed new courthouse project will provide construction of a new 3-courtroom courthouse of approximately 45,000 square feet (SF) in the Tehachapi or Mojave areas. The project includes secured parking for judicial officers and surface parking spaces. The estimated total project cost is \$78,748,000. The project will require acquisition of a site of approximately 3.6 acres. The project will use the design-build delivery method. The project will replace and consolidate three facilities.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9621
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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**Impact on Support Budget**

One-Time Costs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Generate Surplus Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**If proposal affects another department, does other department concur with proposal?**  Yes  No  
*Attach comments of affected department, signed and dated by the department director or designee.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/1/2023	<b>Reviewed By</b> Cowan	<b>Date</b> 8/1/2023
<b>Chief Administrative Officer</b> John Wordlaw	<b>Date</b> 8/1/2023	<b>Acting Administrative Director</b> Millicent Tidwell	<b>Date</b> 8/1/2023

<b>Department of Finance Use Only</b>	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

Kern County - New East County Courthouse – \$4,921,000 for Acquisition. The project includes the construction of a new, 3-courtroom courthouse of approximately 45,000 SF in the Tehachapi or Mojave areas. The project includes secured parking for judicial officers and surface parking spaces. Total project costs are estimated at \$78,748,000, including Acquisition (\$4,921,000), Performance Criteria (\$1,844,000), and Design-Build (\$71,983,000). The design-build amount includes \$56,243,000 for the construction contract, \$1,687,000 for contingency, \$2,840,000 for architectural and engineering services, and \$11,213,000 for other project costs. The Acquisition is scheduled to begin in July 2024 and complete in June 2026. The Performance Criteria is scheduled to begin in July 2026 and will be approved in June 2027. Design-Build is scheduled to begin in July 2027 and will be completed in July 2031.

**B. Purpose of the Project:**

Problem: The existing condition and capacity of the Superior Court of Kern County facilities were evaluated pursuant to Senate Bill 847, which revised Government Code section 70371.9 and required the Judicial Council of California to reassess projects identified in its Trial Court Capital-Outlay Plan and Prioritization Methodology adopted on October 24, 2008. The reassessment which is the basis for the judicial branch’s Trial Court Five-Year Infrastructure Plan, was submitted to the Senate Committee on Budget and Fiscal Review and the Assembly Committee on Budget in December 2019.

The Infrastructure Plan project rankings were established through a detailed and systematic analysis of the following criteria:

- The general physical condition of the building;
- Needed improvement to the physical condition of buildings to alleviate the totality of risks associated with seismic conditions, fire and life safety conditions, Americans with Disabilities Act (ADA) requirements, and environmental hazard;
- Court security features within buildings;
- Access to court services;
- Overcrowding; and
- Projects that replace or renovate courtrooms in court buildings where there is a risk to court users due to potential catastrophic events.

Through this assessment process, Kern County courthouse facilities affected by this project were determined to be deficient in all categories. This project is ranked in the Immediate Need priority group, and consequently is one of the highest priority trial court capital-outlay projects for the judicial branch. The *Reassessment of Trial Court Capital-Outlay Projects* is available at [www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371\\_9.pdf](http://www.courts.ca.gov/documents/lr-2019-JC-reassessment-trial-court-capital-outlay-projects-gov70371_9.pdf).

Program Need: The New East County Courthouse will accomplish the following immediately needed improvements to the superior court and enhance its ability to serve the public:

- Provides an accessible, safe, and efficient courthouse to serve most of the eastern county communities.
- Enhances the public’s access to justice by relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in Kern County.
- Allows the Court to operate in a facility with adequate space for greater functionality than in current conditions, including:
  - Safe and secure internal circulation that maintains separate zones for the public, judicial officers and staff, and in-custody defendants.
  - Secure, dedicated in-custody sally port to the courthouse and secure in-custody holding areas.
  - Adequate visitor security screening and queuing in the entrance area.

- Provides attorney-client interview rooms.
- Improves public service, including an adequately sized self-help area.
- Jury assembly with capacity for typical jury pools.
- Has ADA accessible spaces.
- Adequate staff workstations and meeting spaces.
- Facility with dependable physical infrastructure.
- Improves public safety by replacing facilities that are noncompliant with contemporary fire and life safety and ADA codes.
- Consolidates operations and functions to optimize use of court facilities.
- Vacates three facilities, with court-occupied space in the Mojave court buildings that could be surrendered back to the county.
- Avoids future expenditure of approximately \$2.2 million for deferred maintenance and needed security system refresh.

The Superior Court of Kern County occupies 17 buildings in eight cities in Kern County. Court facilities are located in Bakersfield (county seat), Mojave, Ridgecrest, Delano, Shafter, Lamont, Taft, and Lake Isabella. Refer to the attached for a complete listing of Kern court facilities. The Superior Court uses a regional service model with operations in four divisions: Metro, North, East, and South Divisions. The Metro Division in Bakersfield provides full-service operations, while the outlying divisions handle most case types for their respective constituents except serious criminal matters and probate cases. Main administrative functions are housed in Bakersfield, the county seat.

The project will replace and consolidate the three Mojave facilities: the Main Courthouse, the County Administration Building, and the Superior Court Modular.

Name	City	Number of Courtrooms	Type	Owner	Year Built
Mojave Main Court Facility	Mojave	1	Multi-Use	County	1974
Mojave County Administration Building	Mojave	1	Multi-Use	County	1978
Mojave Superior Court Modular	Mojave	1	Modular	County	-

1. Mojave Main Court Facility (County-Owned)

2019 Assessment Data

Year Built	1974
Number of Courtrooms	1 courtroom
10 Year Facility Condition Index (FCI)	Poor Condition
FEMA P-154 Seismic Rating	High Risk Seismic Rating
Deferred Maintenance	\$899,885
Annual O&M Costs	\$26,278
Security System Refresh Costs	Not Assessed

The Mojave Main Court Facility, at 1773 Mojave-Barstow Highway in the town of Mojave, is a single-story building of approximately 12,000 SF that is owned and managed by the county. The Kern court exclusively occupies approximately 4,600 SF, sharing the building with a Sheriff's substation and justice partners. All case types are heard at this location except for juvenile and probate.

2. Mojave County Administration Building (County-owned)

2019 Assessment Data

Year Built	1978
Number of Courtrooms	1 courtroom
10 Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	\$15,424
Security System Refresh Costs	Not Assessed

Located at 1775 Mojave-Barstow Highway in the town of Mojave, the Mojave County Administration Building is a single-story building of approximately 8,500 SF that is owned and managed by the county. The Kern court exclusively occupies approximately 2,800 SF, sharing the building with justice partners. All case types are heard at this location except for juvenile and probate. The building does not provide a jury assembly room, which requires all jurors to assemble in the adjacent Mojave Main Court facility. Jury deliberation is held in the staff breakroom due to a lack of dedicated jury deliberation space.

3. Mojave Superior Court Modular (County-owned)

2019 Assessment Data

Year Built	Unknown
Number of Courtrooms	None
10 Year Facility Condition Index (FCI)	Not Assessed
FEMA P-154 Seismic Rating	Not Assessed
Deferred Maintenance	Not Assessed
Annual O&M Costs	Not Assessed
Security System Refresh Costs	Not Assessed

This county-owned modular building is approximately 1,000 SF of office support space and is located adjacent to the Mojave Main Court Facility and Mojave County Administration Building.

Infrastructure Deficiencies in Facilities Affected by Project: The three existing Mojave facilities (the Main Courthouse, the County Administration Building, and the Superior Court Modular) are inadequate for public service and for the operational needs of the court. Square footage constraints have resulted in insufficient space for security screening and lobby waiting areas, lack of jury assembly and jury deliberation space, overcrowding of public and staff areas, and no separate paths of circulation for in-custody defendants from the public and judges and staff. These deficiencies pose a safety and security risk to all facility users.

**C. Relationship to the Strategic Plan:**

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over trial court facilities whose title is held by the state, including, but not limited to, the acquisition and development of facilities;
- Exercise the full range of policymaking authority over trial court facilities, including, but not limited to, planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law;
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including, but not limited to, facilities planning, acquisition, construction, design, operation, and maintenance;
- Allocate appropriated funds for court facilities maintenance and construction;

- Prepare funding requests for court facility construction, repair, and maintenance;
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others; and
- Provide for capital outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital outlay request is directly related to the Judicial Council's strategic plan Goal VI: "Branchwide Infrastructure for Service Excellence." By providing the trial courts with the facilities required to carry out the Judiciary's constitutional functions, the proposed project immediately addresses this goal.

In addition, the proposed project supports the Judicial Council's commitment to Goal I: "Access, Fairness, Diversity, and Inclusion", Goal IV: "Quality of Justice and Service to the Public" and Goal VII: "Adequate, Stable, and Predictable Funding for a Fully Functioning Branch".

**D. Alternatives:**

Alternative 1: Build a New 3-Courtroom Courthouse.

This alternative will construct a new, 3-courtroom courthouse of approximately 45,000 SF in the Tehachapi or Mojave areas. The project will include secured parking for judicial officers and surface parking spaces. The estimated total project cost is \$78,748,000. The project will require acquisition of a site of approximately 3.6 acres.

Advantages

- Enhances the public's access to justice by providing a modern, safe, and secure courthouse to serve most of the eastern county communities, relieving the current space shortfall, increasing security, and replacing inadequate and obsolete buildings in Kern County.
- Provides multipurpose courtrooms suitable for all case types as well as space for jury assembly, central holding, self-help, and family law services.
- Allows the Court to operate in a facility with adequate space for greater functionality than in current conditions—alleviating overcrowding in staff areas, providing adequate space for security screening and lobby areas and separate paths of circulation for in-custody defendants from the public and judges and staff, and addressing the lack of jury assembly space and jury deliberation rooms.
- Consolidates operations and functions to optimize use of court facilities by vacating three facilities, with court-occupied space in the Mojave court buildings that could be surrendered back to the county.
- Avoids future expenditure of approximately \$2.2 million for deferred maintenance and needed security system refresh.

Disadvantages:

- This alternative requires authorization of funds for site acquisition, design, and construction.

Alternative 2: Renovation of Existing Courthouses.

The three existing Mojave facilities (the Main Courthouse, the County Administration Building, and the Superior Court Modular) will be renovated, reconfigured, and expanded to accommodate the programmatic needs of the court. Detailed estimates were not prepared for this alternative as preliminary investigations deemed the solution requiring multiple projects impracticable and cost ineffective. Implementation of this Alternative is further constrained by county ownership of all three buildings as well as by disruption to court and county operations.

Multiple renovation projects would be required, yet without sizable expansions still not remedying overcrowding.

Advantages:

- This option will improve court security, correct infrastructure deficiencies, and more closely align the renovated court space with Judicial Council space standards.

Disadvantages:

- Compared to Alternative 1, this alternative requires authorization of funds for acquisition, design, and construction of multiple capital-outlay projects making its cost ineffective.
- The county holds title to the three Mojave facilities. The Judicial Council has no right to renovate or expand on these sites without the cooperation, collaboration, and compensation to the county.
- Does not allow for consolidation and efficiency gains.
- Multiple renovation projects without sizable expansions does not remedy overcrowding.
- This alternative will be disruptive to court operations and incur costs for swing space while renovations are ongoing.

Alternative 3: Defer this Project.

Advantages:

- No additional commitment of resources.

Disadvantages:

- This is an urgently needed project. The existing facilities do not provide proper security, are severely overcrowded, are in deteriorating physical condition, and impede the court's ability to operate effectively and efficiently.
- Delay of this project limits the court's ability to provide enhanced public service and staffing efficiency.
- Does not allow for consolidation of existing operations and efficiency gains.
- Approximately \$2.2 million in expenditures are needed to address deferred maintenance and needed security system refresh.

**E. Recommended Solution:**

1. Which alternative and why?

The recommended solution is Alternative 1: Construct a new 3-courtroom courthouse. This alternative provides the best solution for the superior court and for Kern County residents.

2. Detailed scope description.

The proposed new courthouse project will provide construction of a new 3-courtroom courthouse of approximately 45,000 SF in the Tehachapi or Mojave areas. Space will be provided for multipurpose courtrooms suitable for all case types, jury assembly, central holding, self-help, and family law services. The project includes secured parking for judicial officers and surface parking spaces. The project will require acquisition of a site of approximately 3.6 acres.

The proposed New East County Courthouse will replace and consolidate the three Mojave facilities: the Main Courthouse, the County Administration Building, and the Superior Court Modular. The project will relieve the current space shortfall, improve security, accessibility, and safety, and allow the court to collocate functions for operational efficiency.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Construct a New 3-Courtroom Courthouse. This option is the best solution for the superior court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Provides an accessible, safe, and efficient courthouse to serve most of the eastern county communities.
- Enhances the public's access to justice by consolidating court operations into one location.
- Relieves severe overcrowding and increases security.
- Improves operational efficiencies allowing the court to operate effectively and efficiently.
- Consolidates functions and optimizes the use of court facilities.
- Vacates three non-state-owned facilities, allowing the possibility of court-occupied space to be surrendered back to the county.

5. Complete description of impact on support budget.

Impact on the trial court operation budgets for 2024–25 will not be material. It is anticipated that this project will affect trial court operations budgets in fiscal years beyond the current year.

Impact on the sheriff security funding for 2024–25 will not be material. It is anticipated that this project will affect sheriff security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of \$231,000 for Judicial Council funded O&M and security. The county facility payments established pursuant to Government Code Section 70353 with the transfer of each county facility replaced by this project will be used to partially offset ongoing operations and maintenance costs of the new facility.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital outlay budget change proposal. The additional funding of \$55,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Some risk is inherent with transfer of real property from one entity to another, regarding schedule and ancillary appropriation timing for funds. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control and/or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace has transferred to the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

Inter-agency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The updated drawings will be reviewed by the State Fire Marshal, the Board of State and Community Corrections for compliance with corrections standards, and Department of State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

**F. Consistency with Government Code Section 65041.1:**

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The recommended solution does not include the rehabilitation of existing infrastructure. Rehabilitating multiple existing buildings is impracticable and cost ineffective. Such efforts are further constrained by nonstate ownership (i.e., county ownership) of all three buildings as well as by disruption to court and county operations and the lack of suitable swing space.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible CEQA process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The Judicial Council will establish a Project Advisory Group to develop site selection criteria that addresses proximity to public transportation, availability of existing infrastructure, and proximity and relationship to other land uses and current development patterns.

The Project Advisory Group will consist of representatives from the local court, the county (including personnel from county administration, district attorney, public defender, sheriff, probation department, etc.), the city (including personnel from city management, planning, and redevelopment agency), the local community, and local Bar Association.

Attachment

Superior Court of Kern County - Facilities List

ID	Building Name	Address	Type
15-A1	Bakersfield Superior Court	1315 Truxtun Ave, 1415 Truxtun Ave, and 1661 L Street, Bakersfield, CA	Courthouse
15-A2	Bakersfield Superior Court Modular	1415 Truxtun Avenue, Bakersfield, CA	Modular
15-B1	Bakersfield Justice Building	1215 Truxtun Avenue, Bakersfield, CA	Multi-Use
15-C1	Bakersfield Juvenile Justice Center	2100 College Avenue, Bakersfield, CA	Multi-Use
15-D1	Delano/ North Kern Court	1122 Jefferson Street, Delano, CA	Courthouse
15-D2	1022 12th Avenue	1022 12th Avenue, Delano, CA	Courthouse
15-E1	Shafter/ Wasco Courts Building	325 Central Valley Hwy, Shafter, CA	Courthouse
15-F1	Taft Courts Building	311 N Lincoln Street, Taft, CA	Courthouse
15-F2	Taft Superior Court Modular	311 N Lincoln Street, Taft, CA	Modular
15-G1	East Kern Court- Lake Isabella	7046 Lake Isabella Boulevard, Lake Isabella, CA	Multi-Use
15-H1	Arvin/ Lamont Branch Court	12022 Main Street, Lamont, CA	Courthouse
15-I1	Mojave-Main Court Facility	1773 State Highway 58, Mojave, CA	Multi-Use
15-I2	Mojave- County Admin Building	1775 State Highway 58, Mojave, CA	Multi-Use
15-I3	Mojave Superior Court Modular	1773 State Highway 58, Mojave. CA	Modular
15-J1	Ridgecrest - Main Courthouse	132 East Coso Street, Ridgecrest, CA	Courthouse
15-J2	Ridgecrest - Division B Courthouse	420 N China Lake Boulevard, Ridgecrest, CA	Courthouse
15-K1	3131 Arrow Street	3131 Arrow Street, Bakersfield, Ridgecrest, CA	Courthouse

**STATE OF CALIFORNIA**  
**Capital Outlay Budget Change Proposal (COBCP) - Cover Sheet**  
 DF-151 (REV 07/21)

<b>Fiscal Year</b> 2024-25	<b>Business Unit</b> 0250	<b>Department</b> Judicial Branch	<b>Priority No.</b> 1
<b>Budget Request Name</b>		<b>Capital Outlay Program ID</b> 0165	<b>Capital Outlay Project ID</b> 0010919

**Project Title**  
 Court of Appeal - New Sixth Appellate District Courthouse

**Project Status and Type**  
 Status:  New  Continuing      Type:  Major  Minor

**Project Category (Select one)**

<input checked="" type="checkbox"/> CRI <i>(Critical Infrastructure)</i>	<input type="checkbox"/> WSD <i>(Workload Space Deficiencies)</i>	<input type="checkbox"/> ECP <i>(Enrollment Caseload Population)</i>	<input type="checkbox"/> SM <i>(Seismic)</i>
<input type="checkbox"/> FLS <i>(Fire Life Safety)</i>	<input type="checkbox"/> FM <i>(Facility Modernization)</i>	<input type="checkbox"/> PAR <i>(Public Access Recreation)</i>	<input type="checkbox"/> RC <i>(Resource Conservation)</i>

<b>Total Request (in thousands)</b> \$ 89,491	<b>Phase(s) to be Funded</b> Design-Build	<b>Total Project Cost (in thousands)</b> \$ 92,302
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**Budget Request Summary**

The Judicial Council of California requests \$89,491,000 General Fund for the Design-Build phase of the New Sixth Appellate District Courthouse. The proposed new courthouse project will provide construction of a new, one-courtroom, two-story courthouse of approximately 50,000 square feet (SF) on an existing 2.03-acre, state-owned property in the city of Sunnyvale in Santa Clara County. The project includes secured parking for justices and surface parking spaces. The estimated total project cost is \$92,302,000. The project will use the Design-Build delivery method. The project will include the demolition of an existing building on the state-owned site as well as replace the appellate court's current leased facility.

<b>Requires Legislation</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Code Section(s) to be Added/Amended/Repealed</b>	<b>CCCI</b> 9621
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<b>Requires Provisional Language</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>Budget Package Status</b> <input type="checkbox"/> Needed <input checked="" type="checkbox"/> Not Needed <input type="checkbox"/> Existing
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**Impact on Support Budget**

One-Time Costs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Swing Space Needed <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Savings <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Generate Surplus Property <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Future Costs <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

**If proposal affects another department, does other department concur with proposal?**  Yes  No  
*Attach comments of affected department, signed and dated by the department director or designee.*

<b>Prepared By</b> McCormick	<b>Date</b> 8/1/2023	<b>Reviewed By</b> Cowan	<b>Date</b> 8/1/2023
<b>Chief Administrative Officer</b> John Wordlaw	<b>Date</b> 8/1/2023	<b>Acting Administrative Director</b> Millicent Tidwell	<b>Date</b> 8/1/2023

<b>Department of Finance Use Only</b>	
<b>Principal Program Budget Analyst</b>	<b>Date submitted to the Legislature</b>

**A. COBCP Abstract:**

Court of Appeal - New Sixth Appellate District Courthouse – \$89,491,000 for Design-Build. The project includes the construction of a new, one-courtroom, two-story courthouse of approximately 50,000 SF on an existing 2.03-acre, state-owned property in the city of Sunnyvale in Santa Clara County. The project includes secured parking for justices and surface parking spaces. The project will include the demolition of an existing building on the state-owned site as well as replace the appellate court’s current leased facility. Total project costs are estimated at \$92,302,000, Performance Criteria (\$2,811,000), and Design-Build (\$89,491,000). The design-build amount includes \$71,971,000 for the construction contract, \$2,159,000 for contingency, \$3,689,000 for architectural and engineering services, and \$11,672,000 for other project costs. The Performance Criteria began in July 2023 and will be approved in June 2024. Design-Build is scheduled to begin in July 2024 and will be completed in October 2028.

**B. Purpose of the Project:**

Problem: This proposal is based on the need to find a permanent location for the Sixth District Court of Appeal. The Sixth District Court of Appeal handles cases from the counties of San Benito, Santa Clara, Santa Cruz, and Monterey from a leased facility, deciding over 900 appeals annually in addition to disposing of 500 writ petitions. The appellate court’s current lease expires in 2029, with one, final option to extend to January 2034. With the uncertainty of continuing market escalation for commercial office space, expensive and escalating lease rates, decreasing vacancy, and large-scale construction projects preparing to start nearby (including Google’s 80-acre mixed use development that is part of a larger 250-acre downtown San Jose Diridon Station Area Redevelopment Plan), the appellate court faces impending inability to afford increased lease rates in such a highly competitive rental market. Moreover, there are security, overcrowding, and public service deficiencies in the leased facility that cannot be corrected as current building layout derives suboptimal operational adjacencies and space shortfall.

Feasibility Study: Since established in 1984, the Sixth District Court of Appeal has adjudicated cases out of leased space in a commercial office building in downtown San Jose in the county of Santa Clara. With the court’s lease expiring in the near term and the impending inability to afford increased lease rates in a highly competitive rental market with limited vacancy making relocation an inevitability, a feasibility study was developed. The study compared the cost of continuing the long-term lease with construction of a permanent building on a state-owned property available for redevelopment in the city of Sunnyvale in Santa Clara County. The study’s options are described below under Section D. Alternatives. At the Judicial Council’s Court Facilities Advisory Committee’s (CFAC) public meeting in May 2022, the feasibility study and its findings were presented and discussed. Subsequently, and at the CFAC’s public meeting on June 17, 2022, and based on the economic, public-service, and operational benefits, the committee concurred with the study’s findings—that the option of *Build a New Courthouse on State-owned Property* is the recommended project option. The updated feasibility study and findings presented at that meeting are available under Tab 3 of the meeting materials at [www.courts.ca.gov/documents/cfac-20220617-materials.pdf](http://www.courts.ca.gov/documents/cfac-20220617-materials.pdf). Costs for this recommended option are reflected in this COBCP and in the Judicial Council’s *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2023–24*, which was adopted by the Judicial Council in July 2022, and *Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2024–25*.

Program Need: The new Sixth Appellate District Courthouse will accomplish the following immediately needed improvements to the appellate court and enhance its ability to serve all court users:

- Provides a permanent location on state-owned property for the Sixth District Court of Appeal.
- Provides a state-owned appellate courthouse that is modern, safe, secure, accessible, and constructed to Judicial Council facility standards to the benefit of all court users.
- Enhances the public’s access to justice by relieving the current space shortfall and overcrowding, increasing security, improving operational efficiency and customer service.
- Allows the appellate court to operate in a facility with adequate space for greater functionality than in current conditions, including:

- o Safe and secure internal circulation that maintains separate zones for the public and justices and staff.
- o Adequate visitor security screening and queuing in the entrance area.
- o Adequate public waiting areas and circulation space.
- o Improves public service, including an adequately sized and designed public lobby, service counter, Clerk’s Office, and mediation rooms.
- o Onsite parking for court users including the public, visitors, justices, and court staff.
- o Adequate staff workstations, meeting, and support spaces.
- o Appropriate organization and adjacency of spaces designed and constructed to current Judicial Council facility standards.
- Consolidates operations and functions to optimize use of court facilities by vacating a leased facility.
- Maintains appellate court operation in Santa Clara County—a location familiar to court users, visitors, and the public.
- Eliminates future leasing uncertainties and ongoing expensive, escalating lease costs.
- Avoids expenditure of annual lease costs compared to new construction—approximately \$16 million at 2029 Net Present Value (NPV) and approximately \$140 million over a 30-year lease term.
- Provides the construction of a new facility prior to the appellate court’s current lease expiration in January 2029 and requiring no lease extension.

The Sixth District Court of Appeal occupies leased space in the downtown area of the city of San Jose in Santa Clara County.

The project will replace and consolidate the appellate court’s current operations—which are split between two floors—in a leased facility in downtown San Jose and demolish the existing, vacant, and former Sunnyvale Courthouse (previously used by the Superior Court of Santa Clara County) on the state-owned site in the city of Sunnyvale.

Name	City	Type	Owner	Year Built
Sixth District Court of Appeal	San Jose	Office	Landlord	1983
Former Sunnyvale Courthouse	Sunnyvale	Courthouse	Judicial Council	1967

Sixth District Court of Appeal Leased Facility: The Sixth District Court of Appeal is located in a commercial office building at 333 West Santa Clara Street in the downtown area of the city of San Jose. The commercial office building was built in 1983. The appellate court occupies approximately 45,000 SF of leased space split between the 10<sup>th</sup> and 11<sup>th</sup> floors. Its leased space includes one en banc courtroom with support spaces, justice chambers, attorney offices, mediation operations, clerk operations, a law library, and court administration. In 2006, the appellate court’s lease, which had been managed by the state Department of General Services, was assigned to the Judicial Council. The current lease expires in 2029, with one, final option to extend to January 2034.

The appellate court’s purpose is to assist the Supreme Court of California in providing appellate review for the superior courts within its jurisdiction by deciding appeals from final judgements and appealable orders, as well as ruling on extraordinary writ petitions such as habeas corpus and mandamus. It handles cases from the counties of San Benito, Santa Clara, Santa Cruz, and Monterey, deciding over 900 appeals annually in addition to disposing of 500 writ petitions. Cases are decided by randomly selected three justice panels.

Owing to lack of space within the building, appellate court operations are not contiguous and awkwardly distributed between two floors. Operations have been confined to predesigned leased-space floor plates, such that adjacencies required for effective court operations cannot be fully

realized, space shortfall and overcrowding exists including in public waiting areas, and future growth based on caseload will not be accommodated. The existing layouts on both floors also have security vulnerabilities including insufficient space for security screening and inadequate secured paths of circulation for justices and staff. No onsite parking is available for court users including the public, visitors, and court staff. Parking for court users is only accommodated off site through public pay lots or very limited street parking.

Former Sunnyvale Courthouse: The Former Sunnyvale Courthouse, at 605 West El Camino Real in the city of Sunnyvale, is a vacant, single-story building, with a partial basement, of approximately 20,000 SF that was built in 1967 and is owned and managed by the Judicial Council. The vacant building sits on a 2.03-acre, state-owned property. The building has been vacant since 2016 and had formerly served as a branch court facility for the Superior Court of Santa Clara County. The building has surpassed its useful life as a superior court facility, and renovation necessary for reuse is cost prohibitive, as the land value is higher than that of renovating the existing facility. The highest and best use of this property is for new development. The property has flat topography, onsite parking, and is located in the city of Sunnyvale's Civic Center, which provides proximity to public transportation, availability of existing infrastructure, and relationship to similar land uses and current development patterns. The construction of a new courthouse on this site for the permanent location of the Sixth District Court of Appeal complements the beautification and modernization goals of the city's Sunnyvale Civic Center Master Plan, which calls for future civic center redevelopment and growth including a new city hall, new public library, and new public safety operations center.

Infrastructure Deficiencies in Facilities Affected by Project: The existing Sixth District Court of Appeal leased facility is inadequate for public service and for the operational needs of the court in the long-term. Square footage constraints have resulted in insufficient space for security screening and lobby waiting areas, overcrowding of public and staff areas, and no separate paths of circulation for justices/staff and the public. These deficiencies pose a safety and security risk to all facility users.

**C. Relationship to the Strategic Plan:**

The Judicial Council, as the policymaking body for the judicial branch, has the following responsibilities and authorities with regard to court facilities, in addition to any other responsibilities or authorities established by law:

- Exercise full responsibility, jurisdiction, control, and authority as an owner would have over court facilities whose title is held by the state, including, but not limited to, the acquisition and development of facilities;
- Exercise the full range of policymaking authority over court facilities, including, but not limited to, planning, construction, acquisition, and operation, to the extent not expressly otherwise limited by law;
- Establish policies, procedures, and guidelines for ensuring that the courts have adequate and sufficient facilities, including, but not limited to, facilities planning, acquisition, construction, design, operation, and maintenance;
- Allocate appropriated funds for court facilities maintenance and construction;
- Prepare funding requests for court facility construction, repair, and maintenance;
- Implement the design, bid, award, and construction of all court construction projects, except as delegated to others; and
- Provide for capital outlay projects that may be built with funds appropriated or otherwise available for these purposes according to an approved five-year infrastructure plan for each court.

The provision of this capital outlay request is directly related to the Judicial Council's strategic plan Goal VI: "Branchwide Infrastructure for Service Excellence." By providing the courts with the facilities required to carry out the Judiciary's constitutional functions, the proposed project immediately addresses this goal.

In addition, the proposed project supports the Judicial Council's commitment to Goal I: "Access, Fairness, Diversity, and Inclusion", Goal IV: " Quality of Justice and Service to the Public" and Goal VII: "Adequate, Stable, and Predictable Funding for a Fully Functioning Branch".

**D. Alternatives:**

Alternative 1: Build a New Courthouse on State-owned Property.

This alternative will construct a new, one-courtroom, two-story courthouse of approximately 50,000 SF on an existing 2.03-acre, state-owned property in the city of Sunnyvale in Santa Clara County. The project includes secured parking for justices and surface parking spaces. The estimated total project cost is \$92,302,000. The project will include the demolition of an existing vacant, single-story building on the state-owned site.

Advantages

- Provides a permanent location on state-owned property for the Sixth District Court of Appeal, eliminating project site acquisition costs.
- Provides a state-owned appellate courthouse that is modern, safe, secure, accessible, and constructed to Judicial Council facility standards to the benefit of all court users.
- Enhances the public's access to justice by relieving the current space shortfall and overcrowding, increasing security, improving operational efficiency and customer service, and replacing inadequate and obsolete facilities in the Judicial Council's portfolio.
- Provides one, modernized en banc courtroom for oral argument. Space will be provided in the facility that is adequately sized and designed for courtroom support spaces, justice chambers, attorney offices, mediation operations, Clerk's Office operations, the law library, court administration, and staff support.
- Allows the court to operate in a facility with adequate space for greater functionality than in current conditions, alleviating overcrowding in public and staff areas; providing adequate space for security screening and lobby areas and separate paths of circulation for the public and justices and staff; resolving the lack of onsite parking for court users including the public, visitors, and court staff; and providing appropriate organization and adjacency of spaces designed and constructed to current Judicial Council facility standards.
- Consolidates operations and functions to optimize use of court facilities by vacating a non-state-owned, leased facility.
- Maintains appellate court operation in Santa Clara County—a location familiar to court users, visitors, and the public.
- Eliminates future leasing uncertainties and ongoing expensive, escalating lease costs.
- Avoids expenditure of annual lease costs compared to new construction—approximately \$16 million at 2029 NPV and approximately \$140 million over a 30-year lease term. Such lease costs have no capital benefit to the state and no return value of investment.
- Provides for the construction of a new facility prior to the appellate court's current lease's expiration in January 2029 and require no lease extension.

Disadvantages:

- This alternative requires authorization of funds for design and construction.
- This alternative requires an immediate one-time commitment of General Fund resources.

Alternative 2: Long-term Lease with Expansion.

This alternative will require the appellate court to continue leasing at its current location in the near term. New leased space will be required to accommodate programmatic needs, which would need to be identified, negotiated, and tenant improvements completed prior to the current, extended lease expiration in January 2034. A lease cost analysis was prepared for this alternative in the

Feasibility Study, which deemed this solution impracticable and not cost effective. Implementation of this alternative remains challenging, as it requires a public agency to compete with private companies with resources to pay top dollar for leased space in a consistently high-demand rental market. This alternative does not resolve the appellate court's vulnerability to rental market conditions and escalating costs.

Advantages:

- This option will allow the appellate court to continue its operations but with the requirement of costs for tenant improvements and increased rent in new leased space in the near term as well as the added cost over a 30-year lease term exceeding Alternative 1 by approximately \$140 million.
- Does not require an immediate one-time commitment of General Fund resources.

Disadvantages:

- Does not provide a permanent location on state-owned property for the Sixth District Court of Appeal and in a facility that is modern, safe, secure, accessible, and constructed to Judicial Council facility standards to the benefit of all court users.
- Compared to Alternative 1, this alternative requires the appellate court to remain dependent on paying long-term lease costs, vulnerable to rental market conditions and escalating costs, to house its operations and to provide service to the public.
- Compared to Alternative 1, this alternative is not cost-effective and exceeds the cost of Alternative 1 by approximately \$16 million at 2029 NPV and by approximately \$140 million of projected expenditures across 30 years. Such lease costs have no capital benefit to the state and no return value of investment.
- There is no guarantee that new leased space will provide improved layout for consolidation and efficiency gains of the appellate court's operations.
- Tenant improvements in leased space without available space for programmatic needs do not remedy space shortfall and overcrowding or increase security.
- There is no guarantee a new leased facility provides adequate onsite parking—secured parking for justices and surface parking for court users.
- Maintaining appellate court operation in Santa Clara County—a location familiar to all court users, visitors, and the public, and the most optimal location for public access to justice within the appellate district—cannot be guaranteed.

Alternative 3: Defer this Project.

This alternative only maintains status quo for public service and appellate court operations in the current leased facility in the near term. The current lease expires in 2029, with only one, final option to extend to January 2034. Beyond this date, neither the appellate court nor the Judicial Council has capability to ensure the court can remain in its current leased space. Deferring this project ignores the court's impending inability to afford increased lease rates in such a highly competitive rental market with such limited vacancy, making relocation an inevitability, without choice, and with limited pre-planning.

Advantages:

- Does not require an immediate one-time commitment of General Fund resources.

Disadvantages:

- This is an urgently needed project. The existing lease provides only near-term space accommodations and will not accommodate the appellate court's operations in the long term, making relocation an inevitability, without choice, and with limited pre-planning.
- The existing leased facility does not provide proper security, is overcrowded with space shortfall, and impedes the appellate court's ability to operate effectively and efficiently.
- Based on its configuration and location with lack of onsite parking, the existing leased facility has inherent, unresolved security, access, and functional issues.
- With near-term relocation vulnerability, the appellate court is at risk of finding new leased space in a highly competitive and expensive rental market, which has limited lease space available and that is appropriate for conversion for court needs. Such lease costs have no capital benefit to the state and no return value of investment.
- Delay of this project limits the appellate court's ability to modernize to provide enhanced public service and staffing efficiency.
- Does not allow for consolidation of existing operations and efficiency gains.
- The current building owner may sell the property or inheritors may opt not to renew lease or significantly change lease terms beyond the limits of the appellate court's budget.

**E. Recommended Solution:**

1. Which alternative and why?

The recommended solution is Alternative 1: Build a New Courthouse on State-owned Property. This alternative provides the best solution for the appellate court and for all appellate court users.

2. Detailed scope description.

The proposed new courthouse project will provide construction of a new, one-courtroom, two-story courthouse of approximately 50,000 SF on an existing 2.03-acre, state-owned property in the city of Sunnyvale in Santa Clara County. One courtroom for oral argument will be provided. Space will be provided in the facility that is adequately sized and designed for courtroom support spaces, justice chambers, attorney offices, mediation operations, Clerk's Office operations, the law library, court administration and staff support. The project includes secured parking for justices and surface parking spaces. The project will include the demolition of an existing single-story building on the state-owned site.

The proposed New Sixth Appellate District Courthouse will replace the appellate court's current leased facility in downtown San Jose. The project will relieve the current space shortfall and overcrowding, improve security, accessibility, and safety, and allow the appellate court to collocate functions for operational efficiency.

3. Basis for cost information.

Estimated total project costs are based on a conceptual space program and three-page estimate.

4. Factors/benefits for recommended solution other than the least expensive alternative.

The recommended option is Alternative 1: Build a New Courthouse on State-owned Property. This option is the best solution for the appellate court and will accomplish immediately needed improvements to enhance its ability to serve the public:

- Provides a permanent location on state-owned property for the Sixth District Court of Appeal.
- Provides a state-owned appellate courthouse that is modern, safe, secure, accessible, and constructed to Judicial Council facility standards to the benefit of all court users.

- Enhances the public's access to justice by relieving the current space shortfall and overcrowding, increasing security, improving operational efficiency and customer service, and replacing inadequate and obsolete facilities in the Judicial Council's portfolio.
- Improves operational efficiencies allowing the appellate court to operate effectively and efficiently.
- Consolidates operations and functions to optimize use of court facilities by vacating a leased facility.
- Maintains appellate court operation in Santa Clara County—a location familiar to all court users, visitors, and the public.
- Eliminates future leasing uncertainties and ongoing expensive, escalating lease costs.
- Provides the construction of new facility prior to the appellate court's current lease's expiration in January 2029 and requiring no lease extension.

5. Complete description of impact on support budget.

Impact on the appellate court operation budgets for 2024–25 will not be material. It is anticipated that this project will affect appellate court operations budgets in fiscal years beyond the current year.

Impact on the appellate court security funding for 2024–25 will not be material. It is anticipated that this project will affect appellate court security budgets in future fiscal years.

It is anticipated that there will be ongoing costs of approximately \$398,000 for Judicial Council funded O&M.

As additional programmatic workload and funding drives the need for additional administrative funding, an administrative overhead cost has been included in each capital outlay budget change proposal. The additional funding of \$149,000 will be used to support successful implementation of this request.

6. Identify and explain any project risks.

Any construction project carries risk of increased scope due to discovery of unknown subsurface site conditions throughout the design and construction process that can alter the projected construction cost. These risks can be mitigated or minimized by concurrently developing a prioritized itemization of project features that can be reduced in scope, alternatively approached, or eliminated without affecting the building functionality. The list should be updated at the completion of each stage of the design process in connection with the preparation and review of the updated estimates. Risk is always inherent in the construction and ownership of real property and improvements. Standard risk management procedures are used to control and/or delegate these risks.

The risks associated with not developing a replacement court facility, as responsibility for the facilities it will replace remains with the state, are equally compelling. Given the existing physical conditions and practical limitations of improving these facilities, they will generate liabilities for the state the longer they remain unaddressed.

7. List requested interdepartmental coordination and/or special project approval (including mandatory reviews and approvals, e.g. technology proposals).

Inter-agency cooperation will be required among state, county, and local jurisdictional authorities for successful completion of this project. The updated drawings will be reviewed by the State Fire Marshal and Department of State Architect for fire and life safety and accessibility. The State Fire Marshal will perform inspections, required by the California Building Code for fire and life safety, during the construction phase.

**F. Consistency with Government Code Section 65041.1:**

Does the recommended solution (project) promote infill development by rehabilitating existing infrastructure and how? Explain.

The appellate court's existing facility is leased space in a privately-owned commercial office building that cannot be rehabilitated. However, the recommended solution does promote infill development by demolishing an existing building on an existing state-owned site, to prepare it for the new construction project. Rehabilitating the existing building (former Sunnyvale Courthouse) on the state-owned site is impracticable and cost ineffective, as it is a severely undersized single-story building that cannot house the appellate court's operations, which requires more than twice the square footage in two stories.

Does the project improve the protection of environmental and agricultural resources by protecting and preserving the state's most valuable natural resources? Explain.

The branch is committed to selecting sites with no or least impact to these resources by utilizing previously developed land with existing infrastructure. This project will complete a thorough and responsible CEQA process.

Does the project encourage efficient development patterns by ensuring that infrastructure associated with development, other than infill, support efficient use of land and is appropriately planned for growth? Explain.

The existing state-owned site chosen for the new construction project is located advantageously in the city of Sunnyvale's Civic Center, which provides proximity to public transportation, availability of existing infrastructure, and relationship to similar land uses and current development patterns. The construction of a new appellate courthouse on this site complements the beautification and modernization goals of the city's Sunnyvale Civic Center Master Plan, which calls for future civic center redevelopment and growth including a new city hall, new public library, and new public safety operations center.



# SUPERIOR COURT OF CALIFORNIA COUNTY OF KERN

June 26, 2023

J. ERIC BRADSHAW  
PRESIDING JUDGE

COLETTE M. HUMPHREY  
ASST. PRESIDING JUDGE

TAMARAH HARBER-PICKENS  
COURT EXECUTIVE OFFICER &  
CLERK OF THE COURT

Metropolitan Division  
1415 Truxtun Ave., Rm. 212  
Bakersfield, CA 93301  
(661) 610-6000

Metropolitan Division –  
Justice Center  
1215 Truxtun Avenue  
Bakersfield, CA 93301  
(661) 610-6000

Metropolitan Division –  
Juvenile Justice Center  
2100 College Avenue  
Bakersfield, CA 93305  
(661) 610-6900

Metropolitan Division - Traffic  
3131 Arrow Street  
Bakersfield, CA 93308  
(661) 610-7000

Delano/McFarland Branch  
1122 Jefferson Street  
Delano, CA 93215  
(661) 610-7300

Shafter Branch  
325 Central Valley Highway  
Shafter, CA 93263  
(661) 610-7200

Arvin/Lamont Branch  
12022 Main Street  
Lamont, CA 93241  
(661) 610-7100

Taft/Maricopa Branch  
311 North Lincoln Street  
Taft, CA 93268

Mojave Branch  
1773 Highway 58  
Mojave, CA 93501  
(661) 610-7400

Ridgecrest Branch  
132 East Coso Avenue  
Ridgecrest, CA 93555  
(661) 610-7450

Honorable Brad R. Hill  
Chair of the Court Facilities Advisory Committee  
Judicial Council of California  
455 Golden Gate Avenue  
San Francisco, CA 94102

Re: Requested Change to Capital-Outlay Projects Serving East Kern  
County Communities

Dear Justice Hill:

This letter responds to the letter from Ridgecrest City Manager, Ron Strand, dated June 19, 2023, concerning our court's request to re-scope the east Kern courthouse project in Mojave/Tehachapi. Our request would leave the two existing courtrooms in Ridgecrest in operation. Although the City Manager's letter states that I was copied on his letter, I have not yet received that copy. I thank your staff for bringing it to my attention. Several points must be made in response.

First, there is nothing of substance in the City Manager's letter that our court has not openly addressed in the three public meetings held in early June, and in our letter to your committee dated June 9, 2023. The fact that there was an organized effort to pitch a "fourth alternative" in unison, i.e., putting Mojave and Ridgecrest "back on the list," does not give that alternative any greater merit. Clearly, Ridgecrest wants a new courthouse.

Second, the City Manager's letter refers to a "decision to close the Ridgecrest Courthouse." This statement inaccurately conflates events that occurred at two different times and evidences a misunderstanding of our court's current request. There was *never* a request to close *both* of the Ridgecrest courtrooms. Initially, based on statistical information and actual courtroom usage, there was some *discussion* about the *possibility* of closing both Ridgecrest courtrooms. Ultimately, at a later point in time, Judge Humphrey decided against that. She believed that many non-criminal services and traffic matters could and should remain in one courtroom in Ridgecrest, while the criminal operations could be moved to a consolidated facility in Tehachapi. That was the basic idea behind the letter that was *later* sent requesting the current plan (4-courtroom facility in Tehachapi, leaving one Ridgecrest courtroom in operation). As I explained during the recent public meetings, that idea had – and still has – merit when one focusses only on court use statistics

and the expense of building two new courthouses as opposed to one.

Our most recent June 9 letter/request is premised on the idea that court use statistics and cost should not be the only considerations in evaluating a capital-outlay project. There are important human and logistical factors. This is precisely why we have endeavored to reach out and bring important voices into the discussion. It is also why we are now asking your committee to re-scope and replace the proposed 4-courtroom facility in the Mojave-Tehachapi area with a 3-courtroom facility, which leaves all of the existing Ridgecrest courtrooms in operation.

Third, the City Manager's attack on our Assistant Presiding Judge's character adds nothing of substance to the discussion. Judge Humphrey has an impeccable reputation earned over nearly four decades of public service, including 26 years as a judicial officer and two terms as our Presiding Judge. Judge Humphrey understood that the Sheriff's command staff, Probation Department and Public Defender all supported the current project. She had reasons for believing that. The Sheriff's command staff had asked our court to move Ridgecrest criminal cases to Mojave because of transportation problems going to Ridgecrest. Judge Humphrey's statement that the "Sheriff" (rather than the "Sheriff's command staff") supported the project was an innocent inaccuracy, hardly intended to deceive. Similarly, the fact the Public Defender changed his position from his initial statement of support was unknown to Judge Humphrey. We discussed all of this in our recent meetings attended by the City Manager. Our court made mistakes which we have plainly acknowledged, including understanding who the stakeholders are. But the City Manager's "belief" or conjecture about Judge Humphrey's true intentions is simply wrong, and a distraction.

Fourth, the City Manager's request "that both the Ridgecrest and Mojave courthouses be placed back on the Judicial Council Five-Year Infrastructure Plan" (mentioned as "fourth alternative" at page 3 of our June 9 letter) lacks any sensitivity to what is happening right now. Our request is that a re-scoped 3-courtroom Mojave-Tehachapi project be presented for funding in the 2024-25 capital outlay plan. There is an *existing* plan for the Mojave-Tehachapi area, and no reason to "put it on a list" or delay funding for that much-needed facility. As stated in our June 9 letter, we may ask your committee to consider restoring Ridgecrest to the statewide list of trial court capital projects, but we do not link the Mojave-Tehachapi project with the court facilities in Ridgecrest. We will continue to serve Ridgecrest in the existing two courtrooms. There is a greater need to proceed with a 3-courtroom Mojave-Tehachapi project, no matter which metric one chooses to consider.

Sincerely,



J. Eric Bradshaw, Presiding Judge  
Kern County Superior Court

cc: Members of the Judicial Council's Court Facilities Advisory Committee  
Pella McCormick, Director, Judicial Council Facilities Services  
Tamer Ahmed, Deputy Director, Judicial Council Facilities Services  
Jagan Singh, Principal Manager, Judicial Council Facilities Services  
Chris Magnusson, Facilities Supervisor, Judicial Council Facilities Services



# SUPERIOR COURT OF CALIFORNIA COUNTY OF KERN

J. ERIC BRADSHAW  
PRESIDING JUDGE

COLETTE M. HUMPHREY  
ASST. PRESIDING JUDGE

TAMARAH HARBER-PICKENS  
COURT EXECUTIVE OFFICER &  
CLERK OF THE COURT

Metropolitan Division  
1415 Truxtun Ave., Rm. 212  
Bakersfield, CA 93301  
(661) 610-6000

Metropolitan Division –  
Justice Center  
1215 Truxtun Avenue  
Bakersfield, CA 93301  
(661) 610-6000

Metropolitan Division –  
Juvenile Justice Center  
2100 College Avenue  
Bakersfield, CA 93305  
(661) 610-6900

Metropolitan Division - Traffic  
Department  
3131 Arrow Street  
Bakersfield, CA 93308  
(661) 610-7000

Delano/McFarland Branch  
1122 Jefferson Street  
Delano, CA 93215  
(661) 610-7300

Shafter Branch  
325 Central Valley Highway  
Shafter, CA 93263  
(661) 610-7200

Arvin/Lamont Branch  
12022 Main Street  
Lamont, CA 93241  
(661) 610-7100

Mojave Branch  
1773 Highway 58  
Mojave, CA 93501  
(661) 610-7400

Ridgecrest Branch  
132 East Coso Avenue  
Ridgecrest, CA 93555  
(661) 610-7450

June 9, 2023

Honorable Brad R. Hill  
Chair of the Court Facilities Advisory Committee  
Judicial Council of California  
455 Golden Gate Avenue  
San Francisco, CA 94102

Re: Requested Change to Capital-Outlay Projects Serving East Kern County  
Communities

Dear Justice Hill:

In accordance with section VIII of the Judicial Council's *Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects*, please accept this letter as our request that the advisory committee make a change to the capital-outlay project planned for future service to our east Kern County communities. Our request and the reasons for the proposed changes are set forth below for your consideration.

## **REQUEST:**

**CHANGE / RE-SCOPE THE CURRENT PLAN FOR A FOUR-COURTROOM CONSOLIDATED COURTHOUSE FACILITY IN THE MOJAVE/TEHACHAPI AREA, TO A THREE-COURTROOM FACILITY IN THE MOJAVE/TEHACHAPI AREA, LEAVING TWO COURTROOMS IN OPERATION IN RIDGECREST.**

## **Background & Original Plan**

The Kern County Superior Court's main courthouse facilities are located in Bakersfield. In eastern Kern County, multi-divisional court facilities are currently located in Ridgecrest (two courtrooms—15-J1, J2) and Mojave (three courtrooms—15-I1, I2, I3). Kern County has other multi-divisional courts in Delano and Shafter (north of Bakersfield), and Lamont (south of Bakersfield). Before January 2022, the courtroom facilities in Ridgecrest and Mojave were listed as separate projects in the Judicial Council Five-Year Infrastructure Plan for "immediate need" of replacement.

### **Change of Plan in 2022: Consolidation**

In January 2022, our court requested a change in that plan, and asked that: (1) the scope of our New Ridgecrest Courthouse and New Mojave Courthouse be combined into a single *New East Kern County Courthouse* project of four courtrooms and that a new scope, schedule, and budget be developed; (2) the council's Prioritization Methodology for Trial Court Capital-Outlay Projects be applied to score our *New East Kern County Courthouse* project; (3) our *New East Kern County Courthouse* project be included in the council's *Statewide List of Trial Court Capital Projects* in lieu of our Ridgecrest and Mojave projects; and (4) the council's five-year plan be updated accordingly, listing our *New East Kern County Courthouse* for future funding consideration. The two principal arguments we made in favor of consolidating the Ridgecrest and Mojave projects were the cost of building two courthouses, and staffing challenges.

### **Flawed Process**

Regrettably, our court's process in vetting the requested change was flawed, and as a result, our decision was not fully or properly informed. We are now trying to correct that error. The stakeholders and justice partners who should have had an opportunity to provide input—and were told they would have input—were not given that opportunity. When the idea of a consolidated east Kern courthouse was initially proposed, only some of our justice partners were present. For those who were present, the meeting had been called for a different purpose. Some of the initial reactions were favorable, but *none* in attendance had a real chance to consider the ramifications of the change.

### **Recent Stakeholder & Justice Partner Input**

Over the past few weeks, our court has attempted to determine the true level of interest in the current, approved plan for a consolidated east Kern four-courtroom facility in Mojave/Tehachapi. That plan necessarily involves closing the county-owned courtroom facility in Ridgecrest, retaining the state-owned one-courtroom facility, and reducing services in a remote area of Kern County.

After seeking and receiving input from stakeholders, our justice partners and the public, one clear truth is evident: **The overwhelming view is that closing a courtroom and reducing services in Ridgecrest is neither desirable nor a good idea.**

Our court scheduled and held three public informational meetings on June 1 (Bakersfield), and June 2 (Ridgecrest and Mojave), to consider alternatives and a path forward regarding our court's facilities in east Kern. Three alternatives were presented for public consideration and comment:

- 1) **First Alternative** (Take No Action on Current Consolidation Plan - 4 and 1): Keep the New East Kern County Courthouse project in the proposed FY 2024-25 five-year state capital outlay plan (four-courtroom courthouse in the Mojave/Tehachapi

area); continue Ridgecrest services in Ridgecrest Division B Courthouse.

- 2) Second Alternative (Act to Amend Current Plan – 3 and 2): Request change of the current plan – re-scope/replace the proposed New East Kern County Courthouse (4 courtrooms) in the proposed FY 2024-25 five-year capital outlay plan with a 3-courtroom facility in Mojave-Tehachapi area, and leave two existing courtrooms (Div. A & B) in operation in Ridgecrest.
- 3) Third Alternative (Request CFAC to Defer Funding): Request removal of New East Kern County Courthouse from funding consideration to future fiscal year.

A fourth alternative was suggested by our Ridgecrest justice partners and others: “Go back to the original plan” with both Ridgecrest and Mojave on the “immediate needs” list.

In proposing the alternatives, the court was interested in determining if a consensus could be achieved, but made clear that it was looking for substantive commentary and the reasons why interested persons, stakeholders and justice partners believed one alternative was better than another. The number of “votes” – while a factor – was deemed less significant than the reasons for a particular choice.

In the public comment and meeting process, however, it became evident that the court’s initial view (i.e., *before* requesting consolidation) of *who* the stakeholders and justice partners were (or should have been) was too narrow.

The following is a list of *some* of the persons, agencies and organizations whose views were *not* considered or *not* given a fair opportunity for input before the court requested consolidation in 2022:

- California City Police Department, Jesse Hightower, Chief of Police
- California Highway Patrol – Mojave Area, M.D. Pagano, Lieutenant Commander
- China Lake Naval Weapons Center, Denny Kline, Public Affairs Officer (Ret.)
- City of Ridgecrest – Eric Bruen, Mayor, Ron Strand, City Manager, and Wallace Martin, Vice Mayor (Ret.)
- City of Tehachapi – Greg Garrett, City Manager
- Indian Wells Bar Association, Wayne Silva, President,
- Indian Wells Valley Economic Development Corporation, Scott M. O’Neil, Executive Director
- Kevin McCarthy, U.S. House of Representatives, Member, Representing California’s 20th District
- Kern County Board of Supervisors, Jeff Flores, Chairman
- Kern County District Attorney’s Office, Cynthia Zimmer, District Attorney
- Kern County Public Defender’s Office, Peter Kang, Public Defender
- Kern County Sheriff, Donny Youngblood

- Ridgecrest Chamber of Commerce, Rebecca McCourt, Executive Director
- Sierra Sands Unified School District
- Shannon Grove, California State Senate, Senator Representing the 12th District
- Tom Lackey, California State Assembly, Assemblyman Representing the 34th District
- Vince Fong, California State Assembly, Assemblyman Representing the 32th District

Reducing services in a remote area of one of California's geographically largest counties, and consolidating those operations in another area, is overwhelmingly opposed by our court's stakeholders and justice partners.

### **Finance**

Finance was a major consideration of our court's request to consolidate. It is true that such a consolidation has merit if one looks only at the cost of building a courthouse. There are economies of scale with building a single, larger courthouse. Our court emphasized that fact in its request to consolidate. There are also the costs and challenges associated with transporting inmates from Kern's pretrial jail facility at Lerdo (north of Bakersfield) to Ridgecrest. A shorter travel distance would have some benefit.

In November 2022, the citizens of the communities who would be affected by the current consolidation plan voted to *pass* County Measure K – a one-cent sales tax in unincorporated Kern County, providing approximately \$54,000,000 annually, until ended by voters. These funds are targeted to maintain vital local services such as law enforcement, fire, medical emergency 911 response; crime prevention; recruiting/retaining firefighters/sheriff deputies; attracting industries/jobs; and addressing mental health/addiction challenges. Our sheriff recently advised us of his plans to promote recruitment efforts in east Kern, with a view towards reopening the jail in Ridgecrest.

The timing of our court's consolidation request to the Court Facilities Advisory Committee in January 2022 preceded the passage of County Measure K, but the proposed consolidation of two outlying courts appears to be exactly the opposite of what the local taxpayers expected.

### **Federal Investment**

Congress has invested substantial amounts in the east Kern area, which the Department of the Navy, as well as residents, rely on to show that the area is poised to grow. The Naval Air Weapons Station (NAWS) China Lake located in the Mojave Desert, consists of 1.2 million acres, and represents 85% of the Navy's land primarily used for Research, Development, Acquisition, Test and Evaluation.

Congress appropriated \$4 billion to rebuild China Lake after two major earthquakes hit the area in 2019. Congress also budgeted \$2.2 billion this year for the Naval Air Warfare Center

Weapons Division (NAWCWD) at China Lake, which is the largest tenant and forecasted to grow in seven major areas. Currently there are 600 unfilled positions at China Lake for which recruiting is taking place. This growth is expected to become evident as time passes, because the pandemic posed a disproportionate setback to rural areas of Kern County. Ridgecrest has a symbiotic relationship with NAWS China Lake, and disruption of local public services is viewed as creating recruitment and retention challenges for the navy base.

### **Vulnerable Populations**

Local communities with courts, such as Ridgecrest and Mojave, perceive a benefit from having local judges and court staff who understand the communities. Seniors and impoverished citizens in these areas will bear the burden and cost of traveling to more distant areas to obtain court services. The travel costs for legal service providers will be passed on to clients. Public transit between Ridgecrest and Mojave would be cumbersome and challenging for litigants who must appear at hearings.

### **Public Safety**

Although one courtroom would remain in operation under the current consolidation plan, the east Kern criminal court operations (except traffic) would likely be moved to a larger consolidated facility in Mojave/Tehachapi. This will affect the amount of time Ridgecrest-based law enforcement personnel spend in transit to attend court proceedings, thus affecting their availability for patrol and other duties. Consolidation will create difficulties for victims of domestic violence who seek the court's assistance.

### **Court Staffing**

Court staffing was another factor discussed in our court's request in January 2022 to change the plan. This factor was raised more as a reason to put a court in Tehachapi than a reason for consolidation. Staffing was a challenge during and immediately after the Covid pandemic. There are still staffing challenges, but those challenges are not limited to a particular court or region. Historically, our court seems to have had greater challenges in Mojave than in Ridgecrest, but the real problem seems to be the lack of judicial officers.

We currently have four judicial vacancies, and one recent appointment will reduce that number to three. Those vacancies are over and above the most recent workload assessment that shows Kern County needs eleven more judges. The statistics do not account for the judges who will be retiring this year, and even if someone replaces a retiring judge in the election in 2024, we may not see the spot filled until January 2025. Our judicial officers in east Kern have worked hard to keep up, but there are "holes" in other areas of our court. We have little or no capacity to permanently move a judicial officer from an assignment with a heavy caseload in Bakersfield, to east Kern. This has been the situation for several years. Recent statistics show that very few jury trials have been conducted in east Kern. Looking back to 2012, however, we conducted 14 jury trials in Ridgecrest, and 10 in Mojave. It is our goal to get back to that model.

**Conclusion**

We regret the inconvenience that this request may visit upon your committee and staff. We appreciate the good relationship, advice and help the Judicial Council staff has given us. The importance of this request for our east Kern communities, and the rationale underlying the remedy we seek, have made this effort a priority.

We ask that CFAC change / re-scope the current plan for a four-courtroom consolidated courthouse facility in the Mojave/Tehachapi area, to a three-courtroom facility in the Mojave/Tehachapi area, leaving the existing two courtrooms in operation in Ridgecrest. We recognize that funding the Mojave/Tehachapi project will soon be considered, and we wanted to make this request at the front end of that discussion. At a later point in time, we may ask your committee consider restoring Ridgecrest to the statewide list of trial court capital projects, but we are not making that request now, and we do not link the east Kern projects. We also recognize that the timing of this request may present challenges. We stand ready to try to provide whatever additional information you may require. We are hopeful that our request will meet with favorable action by your committee.

Sincerely,



J. Eric Bradshaw, Presiding Judge  
Kern County Superior Court

cc: Members of the Judicial Council's Court Facilities Advisory Committee  
Pella McCormick, Director, Judicial Council Facilities Services  
Tamer Ahmed, Deputy Director, Judicial Council Facilities Services  
Jagan Singh, Principal Manager, Judicial Council Facilities Services  
Chris Magnusson, Facilities Supervisor, Judicial Council Facilities Services

# BOARD OF SUPERVISORS

## SUPERVISORS

Phillip Peters .....District 1  
Zack Scrivner.....District 2  
Jeff Flores.....District 3  
David Couch .....District 4  
Leticia Perez .....District 5



KATHLEEN KRAUSE  
Clerk of the Board of Supervisors  
Kern County Administrative Center  
1115 Truxtun Avenue, 5th Floor  
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Telephone (661) 868-3585  
TTY Relay (800) 735-2929

June 13, 2023

The Honorable Brad R. Hill  
Chair, Court Facilities Advisory Committee  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688

**RE: Public Input on East Kern Courthouse Facilities**

Dear Judge Hill,

We are disappointed to see Judge Bradshaw's final recommendation to the Judicial Council's Facilities Advisory Committee regarding the future of east Kern's courthouse facilities. The Kern County Board of Supervisors, in lockstep with our public safety departments and the communities of east Kern, wishes to express our strong support for new courthouse facilities in both Ridgecrest *and* Mojave.

Our Board believes this alternative offers the greatest flexibility and agency for the local court system to continue delivering quality services across a diverse geographic region and in a manner that addresses the individual community needs of our constituents. We urge the Court Facilities Advisory Committee to adopt a plan that **commits to building new courthouse facilities in the communities of Ridgecrest and Mojave, rather than a new facility in the "Tehachapi area"**.

Although Tehachapi is slightly more centrally located within the overall boundaries of the County, the vast majority of the population in east Kern that would receive services at a new Mojave courthouse facility reside in the desert communities of Mojave, Boron, Rosamond, California City, Edwards Air Force Base, and North Edwards; a combined total of over 44,000 people. By comparison, the City of Tehachapi only has a population of around 12,000 with its surrounding unincorporated communities adding another 18,000 people. Tehachapi is located in the mountains and is prone to winter snowstorms and road closures that would prevent people in the desert from accessing court facilities during colder months.

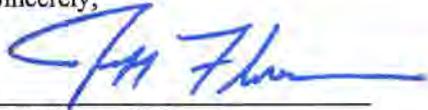
Similarly, a plan that builds a new facility in Ridgecrest will help preserve the operation of the court facilities in that community which has a population of over 29,000 people. Given the relative isolation of Ridgecrest and its surrounding communities in the northeast corner of the County, continued operation of that courthouse must be a priority and the community must be supported with a new facility to meet their demonstrated and ongoing need for local services.

As a sobering reminder of our County's rural geography and potential for community isolation, residents in the Kern River Valley were recently stranded after the main road into that mountain community (Highway 178) was closed due to massive snowmelt and subsequent flooding impacts from the Kern River. The detour route forced residents to drive over two hours, one-way, via Highways 14 and 58 just to reach Bakersfield. Highway 178 is still partially closed (as of the date of this letter) and the timetable for the road's full repair and reopening by Caltrans is unknown. The Kern River Valley used to have a courthouse, but it was shuttered nearly 10 years ago due to state budget cuts. People in that community are now forced to travel to Bakersfield or Ridgecrest to receive court service. Our residents deserve better. We are concerned that this recent recommendation for the potential restructuring of east Kern's court facilities would repeat mistakes of the past and contribute to preventing more of our residents from receiving the services they need.

Building a new facility in the "Tehachapi area", as proposed by Judge Bradshaw, ignores the input of community stakeholders, misplaces scarce state resources, and would do more to harm the administration of justice in our County than help. Furthermore, we believe Judge Bradshaw's recommendation to the Judicial Council ignores the guiding principles and the strategic plan of the Judicial Branch to promote access, fairness, diversity, and inclusion. Given these fundamental limitations, we are opposed to any recommendation that would place a new court facility in the "Tehachapi area".

For continuity of service and in recognition of the decade-long acknowledgement by the state that both the Ridgecrest and Mojave facilities are on an "immediate needs" list, the Kern County Board of Supervisors respectfully requests that you **adopt a plan that commits to building new courthouse facilities in both Ridgecrest and Mojave.**

Sincerely,



Jeff Flores, Chairman  
Kern County Board of Supervisors



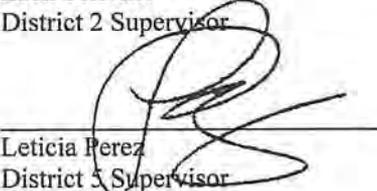
Phillip Peters  
District 1 Supervisor



David Couch  
District 4 Supervisor



Zack Scrivner  
District 2 Supervisor



Leticia Perez  
District 3 Supervisor

cc: The Honorable Patricia Guerrero, Chair, Judicial Council of California  
Honorable Members, Court Facilities Advisory Committee  
Ms. Pella McCormick, Director, Facilities Services  
Mr. Chris Magnusson, Facilities Supervisor, Facilities Services  
Kern County District Attorney  
Kern County Public Defender  
Kern County Sheriff's Office  
Kern County Probation Department  
Honorable Members, Kern County Legislative Delegation  
Ron Strand, City of Ridgecrest  
Greg Garrett, City of Tehachapi



## CITY OF RIDGECREST

Telephone 760 499-5000

FAX 760 499-1500

100 West California Avenue, Ridgecrest, California 93555-4054

June 19, 2023

The Honorable Brad R. Hill  
Chair, Court Facilities Advisory Committee  
455 Golden Gate Ave.  
San Francisco, CA 94102-3688

**RE: Public Input on the East Kern Courthouse Facilities and Judge Bradshaw's New Recommendation**

Dear Judge Hill,

I agree with Judge Bradshaw that the decision to consolidate the Ridgecrest and Mojave courthouses into the East Kern courthouse in Tehachapi was a result of a flawed process. I believe that had Judge Humphrey been honest and forthright in her letter to the Judicial Council's Court Facilities Advisory Committee (CFAC) in January 2022, the decision to consolidate the Ridgecrest and Mojave courthouses would have never occurred.

Through a series of email correspondence with the city manager and mayor of the City of Ridgecrest in September 2021, Judge Humphrey (then Presiding Judge) knew that there was significant opposition to the idea of consolidating the Ridgecrest and Mojave courthouses in Tehachapi, CA. Judge Humphrey was informed by Ridgecrest representatives of the significant impact of consolidating the courts in Tehachapi on public safety and accessibility of court services to east Kern county communities. Judge Humphrey left the Ridgecrest representatives with the understanding that the new Ridgecrest courthouse was still supported by the Kern County Superior Court and made it clear that if anything was to change, the City and the Kern county judicial partners (Sheriff, District Attorney and Public Defender) would be notified and allowed to provide input to the Judicial Council before a final decision was made (see letter from CM Strand to Judge Bradshaw for further details – attachment 1).

When Judge Humphrey submitted the court consolidation request letter to the CFAC a couple of months later, she failed to mention Ridgecrest opposition and further claimed that she had the support of her judicial partners (Sheriff, District Attorney and Public Defender) when she did not.

Judge Humphrey never informed anyone outside of the Kern County Superior Court of the content of her consolidation request letter to the CFAC in January 2022. It was not discovered until April 2023 that the Judicial Council approved the consolidation request in July 2022 (new East Kern Courthouse), which was placed on the Judicial Council Five-Year Infrastructure Plan for "immediate need" of replacement.

Judge Humphrey failed to follow the Judicial Council's policy on "Site Selection and Acquisition." She should have known after she received opposition to the consolidation proposal that the Tehachapi location was a "controversial site" by policy and would require input from judicial partners (Sheriff, District Attorney and Public Defender) and affected communities before the Judicial Council considered a decision.

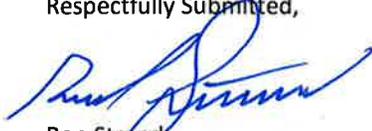
Shortly after the decision to close the Ridgecrest Court house was discovered, contact was made with the current presiding Judge Bradshaw. In an effort to address the concerns of the judicial partners and the east Kern communities and correct the misinformation provided to the Judicial Council, Judge Bradshaw conducted a series of three informational meetings over two days, June 1-2, 2023. I attended all three meetings. It became clear during the meetings that none of the judicial partners or the communities supported the consolidation of the Ridgecrest and Mojave courthouses in Tehachapi and provided compelling reasons why such consolidation should not occur. There is very strong support by the affected parties to keep the Ridgecrest and Mojave courthouses open and to be placed back on the Judicial Council Five-Year Infrastructure Plan for "immediate need" of replacement.

While Judge Bradshaw named the agencies and organizations that were opposed to the court consolidation, their letters of opposition were not attached for your review. I believe it is important for you and the Committee to review these letters when evaluating Judge Bradshaw's request, as well as the request from the local judicial partners to build a new courthouses in Ridgecrest and Mojave.

I believe from reviewing all of the evidence, it is quite clear that Judge Humphrey intentionally misled the CFAC with false and inaccurate information, and subsequently the Judicial Council, in her consolidation request. While Judge Bradshaw attempted to remedy the issue, I believe he has only partially done so. I recommend that both the Ridgecrest and Mojave courthouses be placed back on the Judicial Council Five-Year Infrastructure Plan for "immediate need" of replacement.

If you have any questions, please do not hesitate to contact me. I can be reached by email: [rstrand@ridgecrest-ca.gov](mailto:rstrand@ridgecrest-ca.gov) or cell (760) 608-9036.

Respectfully Submitted,



Ron Strand  
City Manager

**Attachments:**

1. City of Ridgecrest – City Manager and Mayor
2. Kern County Sheriff Donny Youngblood
3. Kern County District Attorney Cynthia Zimmer
4. Kern County Public Defender Peter Kang
5. Kern County Board of Supervisors
6. State Representative – Assembly Members Fong and Lackey and Senator Grove
7. US Congressman Kevin McCarthy
8. City of Tehachapi – City Manager
9. NAWS China Lake – Captain Vaughn
10. Indian Wells Valley Bar Association
11. Sierra Sands Unified School District Superintendent
12. California Highway Patrol Lt. Maria Pagano
13. Women's Center – High Desert
14. California PD Chief Hightower

cc: The Honorable Patricia Guerrero, Chair, Judicial Council of California  
Honorable Members, Court Facilities Advisory Committee  
Ms. Pella McCormick, Director, Facilities Services  
Mr. Chris Magnusson, Facilities Supervisor, Facilities Services  
Honorable Presiding Judge J. Eric Bradshaw



## CITY OF RIDGECREST

Telephone 760 499-5000

FAX 760 499-1500

100 West California Avenue, Ridgecrest, California 93555-4054

June 1, 2023

Presiding Judge J. Eric Bradshaw  
Attn: East Kern Courthouse Facilities  
Kern County Superior Court  
1415 Truxton Ave, Department 1  
Bakersfield, CA 93301

To the Honorable Judge Bradshaw:

Thank you for the opportunity to provide feedback on the proposed East Kern Courthouse Facilities.

### **BACKGROUND**

The Ridgecrest courthouse consists of two courtrooms – Divisions A and B. Division A was built in the early 1980s as a one room justice courthouse as part of a public safety complex which at the time included the Ridgecrest Police Department and Kern County Sheriff's Department – Ridgecrest substation. The Ridgecrest area District Attorney, Public Defender, Kern County Probation offices along with the Kern County District 1 Supervisor office were located in a separate building west of Division A. In the early 1990s, Division B was built across the parking lot from Division A to allow for expanded court services.

Division A is the main Ridgecrest courthouse - all of the staff, including the judges, work within the building and is the only access point for the public.

Division B consists of a courtroom, jury room and judge office, bathrooms, and a lobby. Division B does not have facilities or office space for staff or public access. The current floor plan and design of the Division B building will not allow for modification or expansion for office space or public access.

The Ridgecrest courthouse is a full-service facility that serves the Indian Wells Valley and the Kern River Valley with a total population of approximately 54,000 – Ridgecrest area 32,000 and Kern River Valley area 22,000. When the Lake Isabella courthouse in Kern River Valley closed in 2019, all court matters, except felonies, were moved to the Ridgecrest courthouse.

### Judicial Branch Five-Year Infrastructure Plan

The Ridgecrest courthouse has been on the Judicial Council Five-Year Infrastructure Plan for replacement since 2014. At the time, the Ridgecrest courthouse was grouped in the "critical need"

replacement list<sup>1</sup>. As early as 2019, the Ridgecrest courthouse rose to the “immediate need” list on the Judicial Council Five-Year Infrastructure Plan, while the Mojave courthouse was on the “critical need” list – lower on the funding priority.

In 2021, both the Ridgecrest and Mojave courthouses were on the Judicial Council Five-Year Infrastructure Plan for “immediate need” for replacement<sup>2</sup>. The Ridgecrest courthouse was recommended for initial funding for acquisition and design in FY2022-2023 and the Mojave courthouse in FY2024-2025. The Ridgecrest courthouse scored higher on the rating scale than Mojave with respective scores of 17.4 to 16.4.

**According to the Judicial Council, the Ridgecrest courthouse is functionally deficient, lacks proper security, is crowded, and needs to be replaced.**

## **PROPOSED CONSOLIDATION OF THE RIDGECREST AND MOJAVE COURTHOUSES**

In September 2021, I received information that a committee of judicial officers of the Kern County Superior Court planned to submit a request to the Court Facilities Advisory Committee of the Judicial Council of California requesting the Ridgecrest and Mojave Superior courthouses be closed and consolidated in Tehachapi.

**The following are a series of emails with Judge Humphrey concerning the proposed consolidation and closure of the Ridgecrest and Mojave courthouses (see Attachment A for full context of the emails).**

*On September 30, 2021 at 1713 hours, I sent an email to the then Kern County Superior Court Presiding Judge Colette Humphrey and confronted her with this information. I expressed my concerns regarding the impact the proposed closure of the Ridgecrest courthouse would have on my community and requested to meet publicly with her committee to discuss the merits of the court closure and consolidation in Tehachapi. I clearly expressed to Judge Humphrey that the Ridgecrest community was opposed to their court closure and consolidation plan.*

*On October 1, 2021 at 0658 hours, I received a response email from Judge Humphrey. Her initial response was there were “feasibility studies being be done to determine the best course of action” and she would provide more details later.*

*On October 1, 2021 at 0856 hours, I email Judge Humphrey and questioned her about the alleged feasibility study and if it was being driven by the Kern County Superior Court judicial officials and if they were in contact with the Judicial Council. I told Judge Humphrey that a feasibility study to close the Ridgecrest and Mojave courts and consolidate in Tehachapi was a matter of significant public concern*

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<sup>1</sup> Generally, the methodology to replace courts provides that projects will be scored based on need and placed into one of five priority groups. The projects within each priority group will then be ranked based on the scoring of the cost criteria identified in SB 847. Needs identified in the methodology inform the Trial Court Capital-Outlay Plan and the selection of projects proposed for funding. A point range has been established for each of the five need-based priority groups. For example, projects scoring very high in each of the evaluated criteria will fall into the Immediate Need group. The Critical, High, Medium, and Low Need groups represent sets of projects that score lower in the various needs-based criteria categories. A scale of 25 points is used for the total of all needs-based criteria.

<sup>2</sup> Court Facilities | Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2022-23 approved July 9, 2021.

*and that the communities in eastern Kern county should be involved and the judicial officers should be open and transparent with their reasons and merits for initiating the feasibility study.*

*On October 1, 2021 at 1139 hours, Judge Humphrey emailed back and stated, "At this point it is just a very informal discussion about the possibility of a consolidated court for a number of reasons. We are seeking feedback from our justice partners and any other concerned parties. There have been no formal meetings or discussions. That is why I was so surprised by your original email regarding a "committee of judges" seeking closure of the courts in East Kern. That is completely false. I am sure we will be seeking your feedback on the various options, along with seeking your input on the problems we are having with finding employees for the Ridgecrest Court. I probably misspoke when I called it a feasibility study, because there is no formal study. Merely discussions. We will of course seek your input going forward. Thank you."*

*On October 3, 2021 at 1138 hours, Judge Humphrey responded to an email from Ridgecrest Mayor Eric Bruen stating, "There really have been no committees or groups discussing this. When I met with my assistant presiding judge and the Court Executive Officer we were discussing the very real problem of not being able to hire employees to staff the Ridgecrest Court. We have held multiple job fairs and have tried to recruit employees. There is a concern that we won't be able to keep the court running in the future if we can't solve this problem. There was a suggestion that we would have a larger pool of candidates if we had a courthouse in or near Tehachapi because we could pull from that community, along with Bakersfield. People who would not be able to commute from Bakersfield to Ridgecrest due to distance, would be able to commute to Tehachapi. It was just one idea that had several upsides, including a huge cost-savings to the taxpayers (building one court vs. two) and to the Sheriff's Dept. by not having to transport prisoners from Lerdo to Ridgecrest and Mojave. There have been no formal proposals to anyone. Just a question to the JCC if this is a possibility. Obviously, the JCC won't make any decisions without hearing the input, positive and negative, from all involved parties. We are open to all suggestions and ideas to solve our employee problem. Unfortunately, the information passed on to Mr. Strand was full of inaccuracies and created a lot of negative feelings. I have asked Judge Pritchard to contact Mr. Strand to correct any misimpressions. If we have any formal discussions we will be sure to keep you informed. If so, I will contact you directly so that the information you receive is accurate. Sincerely, Judge Humphrey."*

**It appeared at this point the new Ridgecrest court was still supported by the Kern County Superior Court and that if anything was to change we would be notified and allowed to provide input. The context of the emails became a matter of public concern. Both the local papers in Ridgecrest and Tehachapi wrote articles regarding the proposed consolidation of the Ridgecrest and Mojave courthouses.**

### **NEW EAST COUNTY COURTHOUSE**

On April 20, 2023, I received information that Judge Humphrey had submitted a formal request to the Judicial Council's Court Facilities Advisory Committee in January 2022 requesting the consolidation of the Ridgecrest and Mojave courthouses to the City of Tehachapi. At the time, both the Ridgecrest and Mojave courthouses were on the "immediate needs" list on Judicial Council Five-Year Infrastructure 2022-2023 Plan.

The Judicial Council Five-Year Infrastructure Plan for 2023-2024 lists a consolidated East Kern County Courthouse in Tehachapi, CA. In reviewing the Court Facilities Advisory Committee Agenda packet for June 7, 2022, I located a letter from Judge Humphrey dated January 20, 2022 to Honorable Brad Hill, the

Chair of the Court Advisory Committee (see Attachment B). The letter requested the consolidation of the Ridgecrest and Mojave projects into a new four-courtroom courthouse located in Tehachapi – 75 miles away from Ridgecrest and 103 miles from the Kern River Valley. The plan was to close the main Ridgecrest courtroom (Division A) and keep open Division B - now allegedly to function as a one courtroom courthouse.

There are several issues in Judge Humphrey's letter to the Court Facilities Advisory Committee. **In my opinion, Judge Humphrey misled the Judicial Council with false and inaccurate information and did not follow the Site Selection and Acquisition Policy for Judicial Branch Facilities<sup>3</sup>.**

### Issues

1. **Closing the main Ridgecrest courthouse (Division A) and keeping Division B open for all intended purposes, closes the Ridgecrest court.** Division A is where the staff and public access is located. Division B cannot be modified or expanded to accommodate staff office space or public access due to the floorplan and lot size. If Division B were to be used in any way, it would be as a satellite court. Staff would have to commute from the new East Kern courthouse in Tehachapi to hold court, which is not practical or efficient – especially with all of the alleged employee staffing issues. Judge Humphrey's letter is silent on the type of cases that will remain in Ridgecrest, so only the worst-case scenario can be assumed. There are currently two full-service court facilities in east Kern county – the Ridgecrest and Mojave courthouses. Combined there are five courtrooms. Under Judge Humphrey's consolidation plan, the eastern side of Kern county will only have four functioning courtrooms at the new East Kern courthouse and with the remaining Ridgecrest courtroom being non-functional, it effectually results in the loss of one courtroom – from five to four.
2. Although Judge Humphrey clearly stated in her emails in October of 2021 that there was no plan to move forward on the Ridgecrest and Mojave courthouse consolidation, it is clear in the timing of her letter just four months later to the Court Facilities Advisory Committee that she misled Mayor Bruen and I. She assured us that if she moved forward with a consolidation plan to the Judicial Council she would notify us to provide input - she broke her promise. She denied the public a voice in the consolidation efforts – thus disenfranchising the communities on the eastern side of Kern county.
3. In the letter, Judge Humphrey states she has support from her justice partners – Sheriff, District Attorney and Public Defender. I have been informed these public officials were unaware of the request to the Judicial Council for consolidation of Ridgecrest and Mojave Courthouses and do not support it.
4. Judge Humphrey failed to follow the "Site Selection and Acquisition Policy" for Judicial Branch Facilities. She should have known that the new East Kern courthouse was a "controversial site"<sup>4</sup>

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<sup>3</sup> "Site Selection and Acquisition Policy for Judicial Branch Facilities." Administrative Office of the Courts, Office of Court Construction and Management August 14, 2009

<sup>4</sup> "Site Selection and Acquisition Policy for Judicial Branch Facilities." Administrative Office of the Courts, Office of Court Construction and Management August 14, 2009. Section 2.3: Controversial Sites: Sites or matters related to site selection and/or acquisition for new court facilities, which include unresolved issues or disputes about criteria, cost, location, potential environmental impacts or any other feature of a specific site or sites, which are raised by members of the staff of the AOC, the Project Advisory Group, the court or courts involved in the project, the local or regional jurisdictions, the public or private business entities.

when the City of Ridgecrest opposed to the consolidation for several reasons stated in email and the lack of alleged justice partner support. Additionally, the context of the emails became a matter of public concern. Both the local papers in Ridgecrest and Tehachapi wrote articles regarding the proposed consolidation of the Ridgecrest and Mojave courthouses (see **Attachment C**). This information should have been made known to the Judicial Council before the new East Kern courthouse was approved by the Judicial Council and added to the 2023-2024 Infrastructure Plan<sup>5</sup>.

5. Judge Humphrey in her letter was silent on the Kern River Valley. She failed to mention that all civil, traffic, and criminal matters, except felony cases, from the Kern River Valley are handled by the Ridgecrest courthouse. The Lake Isabella courthouse, which previously handled the Kern River Valley, closed in approximately 2019. If the Ridgecrest courthouse closes, the Kern River Valley community will have to travel over 100 miles to access a court.
6. Transportation to the new East Kern courthouse is inadequate or non-existent. People from Indian Wells Valley or the Kern River Valley will find it difficult, if not impossible, to take public transportation to the new East Kern courthouse. There are a limited number of bus routes that are scheduled between Kern River Valley, Ridgecrest, and Tehachapi. Some rides may require up to two transfers, resulting in an all-day endeavor. If a bus is missed in Tehachapi, that person would possibly have to wait until the next day for a ride. Lack of public transportation will harm the socially disadvantaged, disabled, and poor members of our communities. It would force victims, witnesses, and defendants to potentially sit on the same bus together to and from court. Judge Humphrey glossed over this transportation issue. Kern County operates public transportation county-wide. Transportation routes can change based on funds available. Does the Kern County Superior Court plan to fund adequate transportation for the public to the new East Kern courthouse? One of the main goals and principles guiding site selection and acquisition is that new court facilities should be sited in areas that are accessible to the public<sup>6</sup>. I suspect the plot of land for the new East Kern courthouse will be on undeveloped land outside the city limits of Tehachapi – some distance away from simple amenities, such as a bus stop or places to eat. A feasibility study should have been completed to identify and address these particular court access issues.
7. Judge Humphrey weighed heavy on staffing difficulties in her recommendation to consolidate the Ridgecrest and Mojave courthouses. In 2022, when she wrote this letter most everyone in the country was having difficulties hiring and retaining staff. I believe this was an engineered excuse to help justify the consolidation. I believe their staffing issues is culture related – court management in Bakersfield attempting to hire and retain staff 110 miles away. Judge Humphrey

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<sup>5</sup> Site Selection and Acquisition Policy for Judicial Branch Facilities.” Administrative Office of the Courts, Office of Court Construction and Management August 14, 2009. Section 3.1.6. Refer to the Judicial Council the approval decision for the selection and acquisition of those recommended sites that the Administrative Director of the Courts, in his or her discretion, with input from the AOC staff, determines are controversial, as that term is defined in Section 2 or as otherwise required or deemed appropriate by the Administrative Director of the Courts, or by the Executive and Planning Committee of the Judicial Council. And section 4.3: For new Judicial Branch facilities, the PAG will provide input to the AOC. Input may include participating in: (a) defining objective and consistent site selection criteria; (b) determining which sites should be evaluated prior to site selection; and (c) determining the preferred and alternative site or sites or sites to be submitted to the SPWB. In every case the ADOC shall make the final site selection, except for those site selection decisions referred to the Judicial Council in section 3.1.6 above.

<sup>6</sup> “Site Selection and Acquisition Policy for Judicial Branch Facilities.” Administrative Office of the Courts, Office of Court Construction and Management August 14, 2009. Section 1: Goals and Principles Guiding Site Selection and Acquisition 1.3. Projects should be sited in areas that are accessible to the public.

is guessing that she will have better fortune hiring people in Tehachapi or Bakersfield to work in the new East Kern Courthouse. Over 65% of the workforce that lives in the Tehachapi area commutes to the Bakersfield area or Antelope Valley. A feasibility study would have been a serious step toward understanding their alleged staffing issue. Closing two courthouses and moving court services out of reach for a significant number of people is not a legitimate way to solve a problem. Hosting a couple of job fairs during Covid is not a real effort to address staffing needs- and especially not worth justifying limiting courthouse access to East Kern residents by moving forward with consolidation.

## **COMMUNITY IMPACT**

The Ridgecrest courthouse serves the isolated communities of the Indian Wells Valley and the Kern River Valley of nearly 54,000 people. Instead of improving our access to the justice system through a new Ridgecrest courthouse, the closure of our courthouse would force the Ridgecrest community to drive 75 miles to Tehachapi for most all court matters – including child custody, divorce, small claims, traffic, criminal matters, and jury duty. This consolidation would create an undue burden on our community and would unfairly impact crime victims and our most vulnerable populations – the working poor and middle-class families. Requiring these communities to drive to Tehachapi makes access to court nearly impossible for a variety of reasons to include - cost, childcare, lack of reliable transportation, loss of wages, and lack of time off. This would also create a national defense issue in the loss of productivity when requiring the nearly 6,700 scientists, engineers, support staff, and military personnel who work at NAWs – China Lake to be subject to significant time away from work to attend court in Tehachapi.

A few years ago, Kern County Sheriff's Office closed our local jail due to budget constraints. This resulted in our officers having to make several trips a day to either Mojave or Bakersfield to book our prisoners. Each transport removes an officer from service, making them unavailable to respond to calls to protect our community. Closing our court and forcing our officers to appear in Tehachapi will have a devastating effect on local public safety. Between the prisoner transports and out of town court appearances, it will be difficult to field enough officers to keep the community safe. With the passage of Measure K (Public Safety Sales Tax) in the unincorporated areas of Kern County, Sheriff Youngblood made the promise to reopen the Ridgecrest jail. If the Ridgecrest courthouse should close, there would be no need for the jail to reopen. Measure K passed with the promise to improve public safety in Kern county. Closing our court makes our community less safe and lowers our quality of life.

I know of no community the size of Ridgecrest that has to travel 75 miles for access to court. If closed, Ridgecrest and Mojave will join Lake Isabella on the list of closed courts leaving the entire eastern side of Kern county, with a population of over 100,000 people, access to only one court: Tehachapi. Eastern Kern county is growing and its citizens need more access to the justice system not less - they also need equal access.

If the Ridgecrest Courthouse closes, my community will eventually lose the jail, local district attorney and public defender offices, and most of the local attorneys.

## EAST KERN COURTHOUSE - INFORMATIONAL MEETINGS

I am please the public is finally able to weigh in on this decision; however, from looking at your three alternatives none are really acceptable to the Ridgecrest community (**See Attachment D**). I find it interesting that you ask for stakeholder input, but you arbitrarily limit our options.

First Alternative: New East Kern courthouse is unacceptable for several reasons stated above. Overall, it provides less court services to the east Kern county communities, especially Ridgecrest and the Kern River Valley. In my opinion, it results in a loss of a functional court – reducing courts access to one location with four courtrooms. No one supports the consolidation except for a few judges. In my view, the consolidation benefits only one group – the judges. It does not consider the impact on those who use the court services.

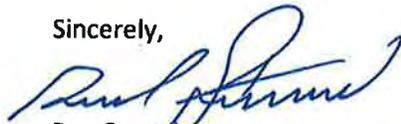
Second Alternative: Rescope the new East Kern courthouse to three courtrooms and leave the Ridgecrest courthouse (Divisions A and B) alone. Prior to 2022, Ridgecrest and Mojave were both on the “immediate needs” list to obtain new court complexes for our communities. Ridgecrest was recommended to be funded beginning in FY2022-2023 and Mojave following in FY2024-2025. The reason Ridgecrest was to be built first because it simply scored higher on the rating scale. Now you want to build the Tehachapi court and leave the Ridgecrest courthouse in status quo. When does Ridgecrest get a new court complex. For at least 10 years, the Kern County Superior Court judges supported a new courthouse in Ridgecrest. What changed? This whole matter was held in secret, even when confronted. While we need a Ridgecrest courthouse that works for my community, I cannot support this alternative.

Third Alternative: “Request removal of New East County Courthouse from funding consideration to future fiscal year.” I’m not sure what this means. I know the Judicial Council plans to push back potential funding for the New East Kern Courthouse to FY2024-2025. With the current state budget shortfall, it may be longer.

It makes no sense to have an alternative that makes no recommendation. The Judicial Council clearly recognized for a decade that Ridgecrest and Mojave needed new court facilities. The Judicial Council did not recommend the consolidation of the courthouses, it was the idea of the Kern county judges. If there is no stakeholder support for the consolidation then why not go back to the original plan. Therefore, I cannot support Alternative 3.

Fourth Alternative: I would like to offer a fourth alternative – go back to the original plan that was in place for a decade. In FY2022-2023, the Ridgecrest and Mojave courthouses were both on the “immediate needs” list. The state budget will eventually recover and there will be funding for both courts. If the new Ridgecrest and Tehachapi courthouses sit on the “immediate needs” list for a couple of years, then so be it. If you are willing to keep the Ridgecrest courthouse open in Second Alternative, why not support the new Ridgecrest courthouse in your request to the Judicial Council in June 2023? It will cost the courts less funding overtime to maintain a new building than to operate and maintain the current Ridgecrest courthouse that has been identified for replacement for over a decade.

Sincerely,



Ron Strand  
City Manager  
Retired Ridgecrest Police Chief

**Ronald Strand**

ATTACHMENT A

**From:** Judge Humphrey, Colette  
**Sent:** Wednesday, October 6, 2021 5:01 PM  
**To:** Ronald Strand; Eric Bruen  
**Cc:** City Council; Donny Youngblood  
Greg Garrett; Cao, Vivian; Phillip Peters; Leigh Ann Cook RE: Proposed Closure of  
**Subject:** Ridgecrest and Mojave Superior Courts

I wanted to update you to let you know I spoke with my assistant presiding judge and we both recognize the importance of continuing to provide access to the courts to the citizens of Ridgecrest and the surrounding area. In addition to criminal and civil matters, the Ridgecrest Court also handles Family Law and Child Support cases. Those are some of the most sensitive cases, with significant impact on people's lives. We want to make it as easy as we can for people to handle their family law matters. We are not intending to close the Ridgecrest Court. We will keep working to find employees to staff the court so that we can keep it running. We are still talking about asking to build the second East Kern Courthouse closer to the Tehachapi area, rather than Mojave. That would allow us to pull from Bakersfield for employees. It also would allow us to handle Ridgecrest felony jury trials that are currently sent to Bakersfield for trial. Again, that is just an informal discussion of what we think would be the best use of court resources. I wanted to send this email to reassure you that we are committed to providing services for the people of Ridgecrest and East Kern. Sincerely, Judge Humphrey

-----Original Message-----

**From:** Ronald Strand  
**Sent:** Monday, October 4, 2021 10:44 AM  
**To:** Judge Humphrey, Colette; Eric Bruen  
**Cc:** City Council; Donny Youngblood  
'Greg Garrett'; Cao, Vivian; Phillip Peters; Leigh Ann Cook

**Subject:** RE: Proposed Closure of Ridgecrest and Mojave Superior Courts

Honorable Colette Humphrey,

This is good news. I'm glad there are no formal committees working toward consolidation of the courts on the eastern side of Kern county.

I understand your concern regarding court staffing. Hiring good quality employees is a struggle not only in Kern county but across the state. Consolidating the courts may help mitigate your current issues, but the long-term effects would be significant. As stated previously, the negative impacts on justice and public safety in the Ridgecrest community are far greater in my opinion than the assumed benefits of consolidation.

I respectfully request the judicial officers of the Kern County Superior court support the JCC's five-year plan that includes funds for the new Ridgecrest court in FY22-23.

I apologize if the tone of my emails were inappropriate, but please understand that any talk of closing our court at your level is a matter of serious public concern and requires a response.

Respectfully,

Ron Strand  
City Manager

-----Original Message-----

From: Judge Humphrey, Colette  
Sent: Sunday, October 03, 2021 11:38 AM  
To: Eric Bruen; Ronald Strand  
Cc: City Council; Donny Youngblood  
'Greg Garrett'; Cao, Vivian; Phillip Peters; Leigh Ann Cook

Subject: RE: Proposed Closure of Ridgecrest and Mojave Superior Courts

There really have been no committees or groups discussing this. When I met with my assistant presiding judge and the Court Executive Officer we were discussing the very real problem of not being able to hire employees to staff the Ridgecrest Court. We have held multiple job fairs and have tried to recruit employees. There is a concern that we won't be able to keep the court running in the future if we can't solve this problem. There was a suggestion that we would have a larger pool of candidates if we had a courthouse in or near Tehachapi because we could pull from that community, along with Bakersfield. People who would not be able to commute from Bakersfield to Ridgecrest due to distance, would be able to commute to Tehachapi. It was just one idea that had several upsides, including a huge cost-savings to the taxpayers (building one court vs. two) and to the Sheriff's Dept. by not having to transport prisoners from Lerdo to Ridgecrest and Mojave. There have been no formal proposals to anyone. Just a question to the JCC if this is a possibility. Obviously, the JCC won't make any decisions without hearing the input, positive and negative, from all involved parties. We are open to all suggestions and ideas to solve our employee problem. Unfortunately, the information passed on to Mr. Strand was full of inaccuracies and created a lot of negative feelings. I have asked Judge Pritchard to contact Mr. Strand to correct any misimpressions. If we have any formal discussions we will be sure to keep you informed. If so, I will contact you directly so that the information you receive is accurate. Sincerely, Judge Humphrey

-----Original Message-----

From: Eric Bruen  
Sent: Friday, October 1, 2021 5:50 PM  
To: Judge Humphrey, Colette; Ronald Strand Cc: City Council; Donny Youngblood  
'Greg Garrett'; Cao, Vivian; Phillip Peters; Leigh Ann Cook

Subject: Re: Proposed Closure of Ridgecrest and Mojave Superior Courts

Honorable Judge Humphrey,

Thank you replying to all and providing some additional input on this process. There seems to be some variance in where this is in process. I appreciate your commitment to "seeking feedback from our justice partners and any other concerned parties". Every citizen of Eastern Kern would be impacted by such a proposal and should be considered a concerned party. These conversations have obviously been occurring within committees or groups in which public discussion has not been a part of it.

We have been preparing for the development committed to by the Judicial Council. Our city is growing and the Navy is quickly re-building the most modern research facility in the county. Beyond the negative economic impacts of such a proposal, the public safety concerns need to be discussed publicly. I thank you for your commitment to ensure public transparency as this aligns with the incredible ethics of any magistrate. I look forward to the discussion.

Sincerely,

Eric A. Bruen  
Mayor – City of Ridgecrest  
Ph: (760) 977-7090  
Follow Me on Facebook: [www.facebook.com/BruenMayor/](http://www.facebook.com/BruenMayor/)

“The policy of being too cautious is the greatest risk of all”

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From: Judge Humphrey, Colette  
Sent: Friday, October 1, 2021 11:39 AM  
To: Ronald Strand  
Cc: City Council; Donny Youngblood; 'Greg Garrett'; Cao, Vivian; Phillip Peters; Leigh Ann Cook  
Subject: RE: Proposed Closure of Ridgecrest and Mojave Superior Courts

At this point it is just a very informal discussion about the possibility of a consolidated court for a number of reasons. We are seeking feedback from our justice partners and any other concerned parties. There have been no formal meetings or discussions. That is why I was so surprised by your original email regarding a "committee of judges" seeking closure of the courts in East Kern. That is completely false. I am sure we will be seeking your feedback on the various options, along with seeking your input on the problems we are having with finding employees for the Ridgecrest Court. I probably misspoke when I called it a feasibility study, because there is no formal study. Merely discussions. We will of course seek your input going forward. Thank you.

-----Original Message-----

From: Ronald Strand  
Sent: Friday, October 1, 2021 8:56 AM  
To: Judge Humphrey, Colette  
Cc: City Council; Donny Youngblood  
Greg Garrett'; Cao, Vivian; Phillip Peters; Leigh Ann Cook

Subject: RE: Proposed Closure of Ridgecrest and Mojave Superior Courts

Honorable Presiding Judge Colette Humphrey,

Thank you for the response.

I am still very concerned about this feasibility study that is being conducted. In July of this year, the Judicial Council approved their five-year plan with funding for a new Ridgecrest court in FY22-23. This is not a new plan. It was announced a couple of years ago and the Ridgecrest community is anticipating its development.

What has changed in the past two months? I read the transcript from the committee meeting and the committee appeared to be full support of the projects.

Is this feasibility study being driven by the judicial officers of the Kern County Superior Court? If so, why? And, are you now communicating with the Judicial Council regarding your study?

A feasibility study to close the Ridgecrest and Mojave courts and consolidate in Tehachapi is a matter of significant public concern. The communities in eastern Kern county should be involved and the judicial officers should be open and transparent with your reasons and merits for initiating the feasibility study in the first place.

Please keep me up to date on the progress of your study so I can keep my community informed.

Respectfully,

Ron Strand  
City Manager

-----Original Message-----

From: Judge Humphrey, Colette  
Sent: Friday, October 01, 2021 6:58 AM  
To: Ronald Strand  
Subject: Re: Proposed Closure of Ridgecrest and Mojave Superior Courts

I'm not sure where you got your information. There was no lobbying involved. There are feasibility studies being done to determine the best course of action. I will respond in detail later.

Sent from my iPhone

> On Sep 30, 2021, at 7:24 PM, Ronald Strand wrote:

>  
>  
> Sent from my iPad  
>  
> Begin forwarded message:  
>  
> From: Ronald Strand  
> Date: September 30, 2021 at 5:13:52 PM PDT  
> To: colette.humphery  
> Cc: City Council, Phillip Peters  
> Greg Garrett  
> "Donny Youngblood  
> "Cao, Vivian",  
> "Brennan, Joseph"  
> Subject: Proposed Closure of Ridgecrest and Mojave Superior Courts >

>  
> Honorable Presiding Judge Colette Humphrey,  
>  
>

> I have been informed that a committee of judicial officers of the Kern County Superior Court plan to submit a request to the Court Facilities Advisory Committee of the Judicial Council of California requesting the Ridgecrest and Mojave Superior Courts be closed and consolidated in Tehachapi.

>

> On July 9, 2021, the Court Facilities Advisory Committee unanimously approved their Judicial Branch Five-Year Infrastructure Plan for Fiscal Year 2022-2023, which included new court facilities for Ridgecrest (\$55M project) and Mojave (see attached).

>

> I find it difficult to understand why our judicial officers would consider lobbying for the closure of our court facility (especially following prior Committee approval for a new court facility in Ridgecrest) without any input from our community. The Ridgecrest court serves an isolated community of nearly 40,000 people. Instead of improving our access to the justice system through a new court complex, the closure of our court would force our community to drive 70 miles to Tehachapi for most all court matters – including child custody, divorce, small claims, traffic, and criminal matters. This proposal would create an undue burden on our community and would unfairly impact crime victims and our most vulnerable populations – the working poor and middle class families - making access to court nearly impossible.

>

> A few years ago, Kern County Sheriff's Office closed our local jail due to budget constraints. This resulted in our officers having to make several trips a day to either Mojave or Bakersfield to book our prisoners. Each transport removes an officer from service making them unavailable to respond to calls to protect our community. Closing our court and forcing our officers to appear in Tehachapi will have a devastating effect on public safety. Between the prisoner transports and out of town court appearances, it will be difficult field enough officers to keep the community safe.

>

> I know of no community the size of Ridgecrest that has to travel 70 miles for access to court. If closed, Ridgecrest and Mojave will join Lake Isabella on the list of closed courts leaving the entire eastern side of Kern county, with a population of over 100,000 people, access to only one court: Tehachapi. Eastern Kern county is growing and its citizens need more access to the justice system not less. They also need equal access.

>

> I can clearly state that the community of Ridgecrest is opposed to your proposal to close the Ridgecrest court.

>

> I am requesting your committee meet publically with representatives of Ridgecrest to discuss the merits of the court closure and consolidation. I believe it is import the committee hears directly from the community it serves before the proposal is submitted. I am willing to help facilitate this meeting.

>

> I further request the City of Ridgecrest be notified if your proposal comes before Court Facilities Advisory Committee, so we can participate in the meeting.

>

> Sincerely,

>

>

> Ron Strand

> City Manager

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> The preceding e-mail message (including any attachments) contains

> information that may be confidential, be protected by the attorney-

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> <Approved Judicial 5-year Plan.pdf>



Superior Court  
State of California  
COUNTY OF KERN

ATTACHMENT B

COLETTE M. HUMPHREY  
Judge

1415 Truxtun Avenue  
Bakersfield, CA 93301  
(661) 868-4934

January 20, 2022

Honorable Brad R. Hill  
Chair of the Court Facilities Advisory Committee  
Judicial Council of California  
455 Golden Gate Avenue  
San Francisco, CA 94102

RE: Change to Capital-Outlay Projects Serving East County Communities

Dear Justice Hill:

In accordance with section VIII of the Judicial Council's *Revision of Prioritization Methodology for Trial Court Capital-Outlay Projects*, this letter is to inform your advisory committee of our need to make a change to the capital-outlay projects planned for future service to our east county communities. Our request and the information contained herein is for your consideration.

**REQUEST: COMBINE RIDGECREST AND MOJAVE PROJECTS INTO A NEW EAST COUNTY COURTHOUSE**

We request the withdrawal of our New Ridgecrest Courthouse proposed in the *Judicial Branch Five-year Infrastructure Plan for Fiscal Year 2022–23* and submitted as a Capital-Outlay Budget Change Proposal (COBCP) to the state Department of Finance in August 2021. Owing to recent staffing difficulties in the Ridgecrest and Mojave areas, we have had to rethink how best to provide future service to our east county communities. Therefore, being mindful of limited state resources for courthouse construction, and to align future project planning with our operational needs, we request the following of Judicial Council staff:

1. That the FY 2022–23 COBCP for our New Ridgecrest Courthouse be withdrawn from funding consideration;
2. That while we still plan to vacate our existing (15-J1) Ridgecrest Main Courthouse upon construction of a future replacement new courthouse, we no longer plan to vacate

our existing (15-J2) Ridgecrest Division B Courthouse but will continue its operation for service to the Ridgecrest area;

3. That the scopes of our New Ridgecrest Courthouse and New Mojave Courthouse (also in the council's five-year plan) be combined into a single *New East County Courthouse* project of four courtrooms and that a new scope, schedule, and budget be developed;
4. That the council's Prioritization Methodology for Trial Court Capital-Outlay Projects be applied to score our *New East County Courthouse* project, which we expect will place it in the Immediate Need Priority Group;
5. That our *New East County Courthouse* project be included in the council's *Statewide List of Trial Court Capital Projects* in lieu of our Ridgecrest and Mojave projects; and
6. That the council's five-year plan be updated accordingly listing our *New East County Courthouse* for future funding consideration.

#### **Rationale for New East County Courthouse**

Owing to our staffing difficulties, we feel the best long-term strategy for service to our east county communities is the following:

- Continue our operations at the state-owned (15-J2) Ridgecrest Division B Courthouse (1 courtroom) to serve the approximate 32,000 residents of the City of Ridgecrest/surrounding areas of China Lake Acres, Inyokern, Randsburg, and Johannesburg; and
- Consolidate our operations from 4 county-owned facilities—(15-J1) Ridgecrest Main Courthouse (1 courtroom) and (15-I1, I2, and I3) Mojave court facilities (3 courtrooms)—into a single, 4-courtroom, *New East County Courthouse* located preferably in the Tehachapi area.

#### ***Considerations for a New East County Courthouse***

- **Renovation:** Renovation projects are not achievable as major deficiencies are space-shortfall-related, and the County has been inflexible to provide *any* additional space at the Mojave and Ridgecrest facilities. In fact, the County continues to inquire about us relinquishing our space for its own operations. We continue to support noninvestment of capital funds into these county-owned facilities. Furthermore, renovations would not improve our staffing issues.
- **Service area:** A new courthouse in the Tehachapi area has the potential to serve most—excluding the City of Ridgecrest and its surrounding areas—of our East Division

communities/population (see attached map for reference), which is estimated as follows:

<b>East Kern County Communities</b>		<b>Est. Population (2019)</b>
<b>(excluding City of Ridgecrest/Surrounding Areas)</b>		
<b>Tehachapi Area</b>		
City of Tehachapi		12,008
	<i>Surrounding Areas:</i>	
	Golden Hills	9,351
	Bear Valley Springs	5,292
	Stallion Springs	3,851
	Keene	228
	<i>Subtotal</i>	30,730
<b>Mojave Area</b>		
Town of Mojave		3,855
	<i>Surrounding Areas:</i>	
	Rosamond	20,851
	California City	13,826
	Edwards AFB	2,545
	Boron	2,221
	North Edwards	880
	<i>Subtotal</i>	44,178
<b>Est. New Courthouse Service Population</b>		<b>74,908</b>

- **Caseload:** Currently, both Ridgecrest and Mojave are full-service facilities, hearing almost all case matters. The Kern Superior Court caseload relative to judicial officers is very high, with a current need for 13 new judgeships:
  - Authorized Judicial Positions: 45.0
  - Assessed Judicial Need: 58.9
- **In-custodies:**
  - *Ridgecrest:* The local jail facility closed approximately 4 years ago, and therefore, transport of in-custody inmates is from the Lerdo Pre-Trial Facility located north of Bakersfield, approximately 2.5 hours away. As you can imagine, maintaining start times for case matters has been challenging. In the county-owned Ridgecrest Main Courthouse, we share the building with a Sheriff's substation, which will remain in operation.
  - *Mojave:* In-custody inmates are transported from the Lerdo Pre-Trial Facility, approximately 1.5 hours away. We share a building with a Sheriff's substation, which will remain in operation. The closest main jail facilities are in Bakersfield.

- It should be noted that the Kern County Sheriff's Department must send a separate bus for each court, Ridgecrest and Mojave, in order to transport the in-custody inmates to each location in a reasonable amount of time. Each bus has a minimum of two KCSO deputies that end up doubling in the courts as deputies and/or bailiffs. On average, each transport brings 4-10 in-custodies to each court, 3 times per week. The mileage cost of the buses is approximately \$0.71/mile, equating to approximately \$44,500 per year in vehicle costs alone.
- *Tehachapi*: There is a Sheriff's substation located here. Also, there may be an opportunity for state prison cases to be heard at the new courthouse—given it would be in proximity to the California Correctional Institution - Tehachapi and the California City Correctional Facility.
  - With a central courthouse in the Tehachapi area, able to handle all in-custody cases, the Sheriff's department would be able to transport inmates to one location rather than providing transport to two separate locations. Also, Tehachapi is approximately 1 hour from the Lerdo Pre-Trial Facility, making it a much shorter distance than Ridgecrest, and shorter than Mojave.
- Justice partners: Justice Partners, (Sheriff, District Attorney, Public Defender, and Probation), have been notified about the concept of a *New East County Courthouse* in the Tehachapi or Mojave areas. All are supportive except for the concerns of the District Attorney to maintain presence of our operations of the Ridgecrest Division B Courthouse. All other justice partners are very supportive in combining both courts into a new East County Courthouse.

If the new courthouse is sited in the Tehachapi area, the District Attorney and Public Defender district offices in Mojave could either staff the new courthouse from the existing locations (approximately 25 minutes away) or choose to relocate to the new location. The main offices for justice partners in Bakersfield would also be in proximity (less than an hour away).

- Public transit: Kern Transit has existing bus lines that run between Mojave and Tehachapi:
  - Route 100 runs from Mojave to Tehachapi to Bakersfield.
  - If the new courthouse is sited in the Tehachapi area, a transit stop could be requested there, as well as transit vouchers could be provided to jurors/court users. A review of the Ridgecrest case numbers over the last five years show they only conducted 5 jury trials (all misdemeanors), for an average of one trial per year. Therefore, there will be very little impact on jurors.

- Snow: Should the new courthouse be sited in the Tehachapi area, residents traveling from Mojave for court services should be rarely impacted by Highway 58 closure because of snow.
- Resource sharing: Because of the different routes to travel from Tehachapi to Lake Isabella—particularly in the winter—there is an opportunity to share judicial and staff resources with the Lake Isabella Courthouse.

### Staffing Challenges

- Staffing the East Division facilities, (Ridgecrest, Mojave, and Lake Isabella), has always presented challenges compared to what has been experienced at all other locations.
- Staffing difficulties extend to our judicial officers as well. Of the 38 authorized judges and 7 authorized commissioners, only one judge resides in Ridgecrest. The Court currently has two vacancies eligible for appointment by the Governor and not one applicant has a Ridgecrest address. Four of our current judges reside in the Tehachapi area and one lives in the neighboring Los Angeles community of Lancaster.
- Reliance has been on these localities to produce staff, rather than the Bakersfield area or other areas of the county.
- Persons living in Bakersfield or Tehachapi prefer to work at the Bakersfield facilities rather than commute east to the Mojave or Ridgecrest facilities. Historically, we have struggled to hire and retain staff willing to make those commutes.
- Recent staffing difficulties in Ridgecrest and Mojave have included applicants failing to show for interviews, and even after passing interviews, failing drug tests.
- Historically, and primarily for the Bakersfield facilities, the Tehachapi community has been a proven staffing source. Many court staff live there. This community has also become attractive to persons from (northern) Los Angeles County, as more have been moving there over time for improved cost of living.
- Having the East Kern Courthouse in the Tehachapi area would allow us to pull from the Bakersfield community for staffing. Employees who might be reluctant to commute from Bakersfield to Mojave or Ridgecrest would be more likely to find the shorter commute acceptable.
- The Kern County Sheriff's Department would also benefit by having a courthouse in the Tehachapi area. We were recently contacted by the Sheriff's Commander assigned to East Kern. She requested we consider moving all of our court calendars from the Ridgecrest Court to the Mojave Court two days per week because of the difficulty they were having

staffing the Ridgecrest Court five days per week. The Sheriff's Department would also be able to more easily pull staff from Bakersfield for a court in the Tehachapi area.

- In the long term, we feel it is necessary to further consolidate East Division facilities, while still providing service to the citizens of the Ridgecrest area by leaving one of the two courtrooms open in Ridgecrest, with the remaining four courtrooms consolidated into one courthouse in the Tehachapi area. This will make it possible to continue staffing the courts in East Kern, drawing from the larger population of Bakersfield as well as the Tehachapi/Mojave area.

**Cost Comparison/Savings**

The following is a comparison of costs to express project savings:

<b>Project Name</b>	<b># of Courtrooms</b>	<b>Total Cost (in millions)</b>
New Ridgecrest Courthouse	2	\$59.389
New Mojave Courthouse	3	\$86.890
<b>Total</b>	<b>5</b>	<b>\$146.279</b>
<b>New East County Courthouse</b>	<b>4</b>	<b>Est. \$115.853</b>
<b>Estimated Savings</b>		
Capital		\$30.426
Avoidance (Operational Efficiencies)		\$0.038
Deferred Maintenance		\$2.215
<b>Total</b>		<b>\$32.679</b>

- Based on the current cost per courtroom for the New Mojave Courthouse plus an additional courtroom ( $(\$86.890/3=\$28.963 \text{ million}) \times 4 = \$115.853 \text{ million}$ ), the *New East County Courthouse* has the *potential to save* approximately \$32.7 million: \$30.4 million in capital costs and \$2.3 million in other (operational and deferred maintenance) costs.
- Based on the caseloads of the various courts, the transportation issues, and the staffing issues, it would be in the best interest of the Kern County Superior Court to have a 4-courtroom courthouse in the Tehachapi area, while maintaining one courtroom in the Ridgecrest area. This will result in a tremendous cost savings, not only in the initial project, but in the ongoing cost of transportation and staffing. It will also allow the court to provide necessary services to the citizens in East Kern.

Thank you for your consideration of this request.

Sincerely,

*Colette M. Humphrey*

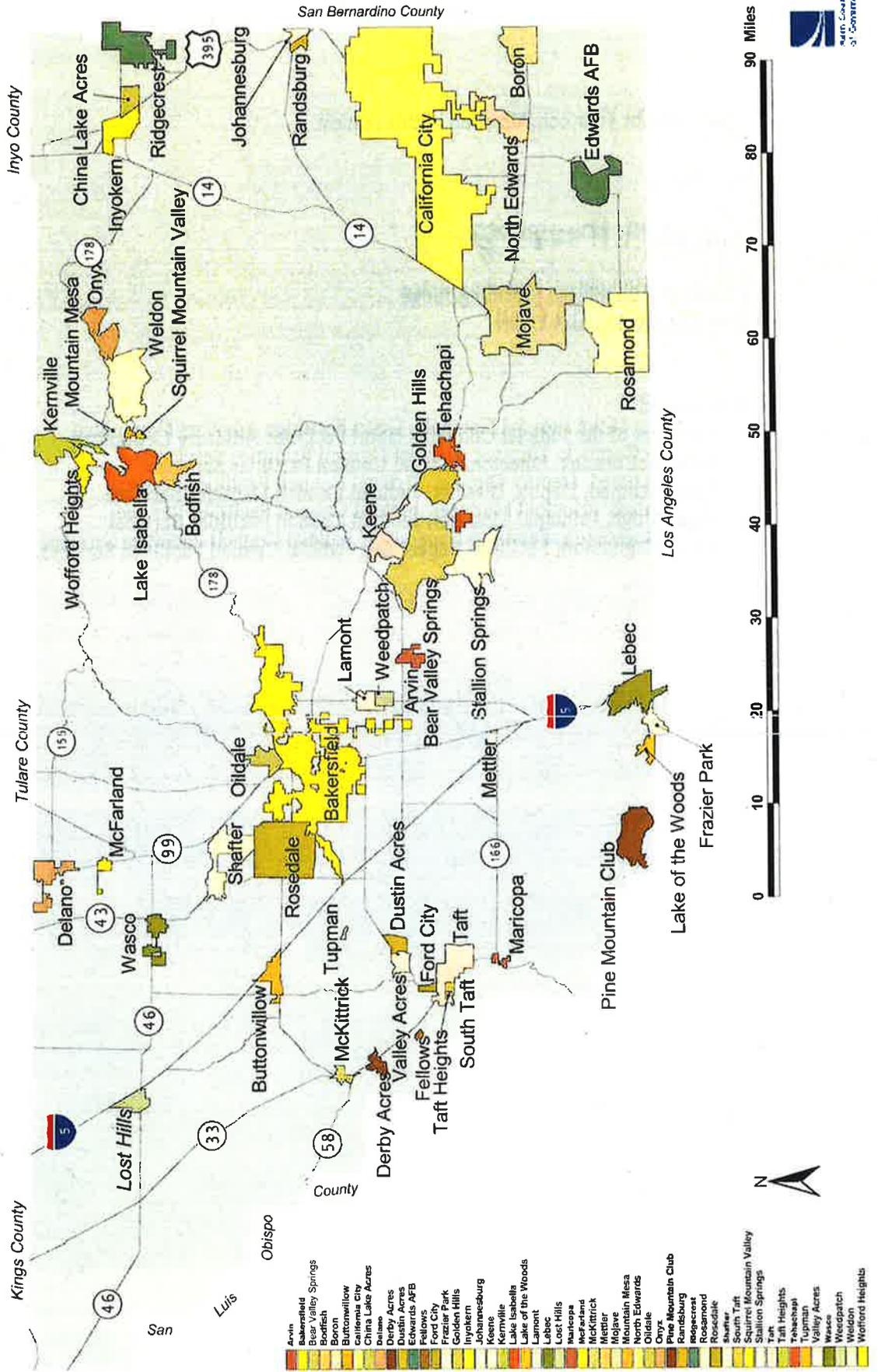
Colette M. Humphrey, Presiding Judge  
Kern County Superior Court

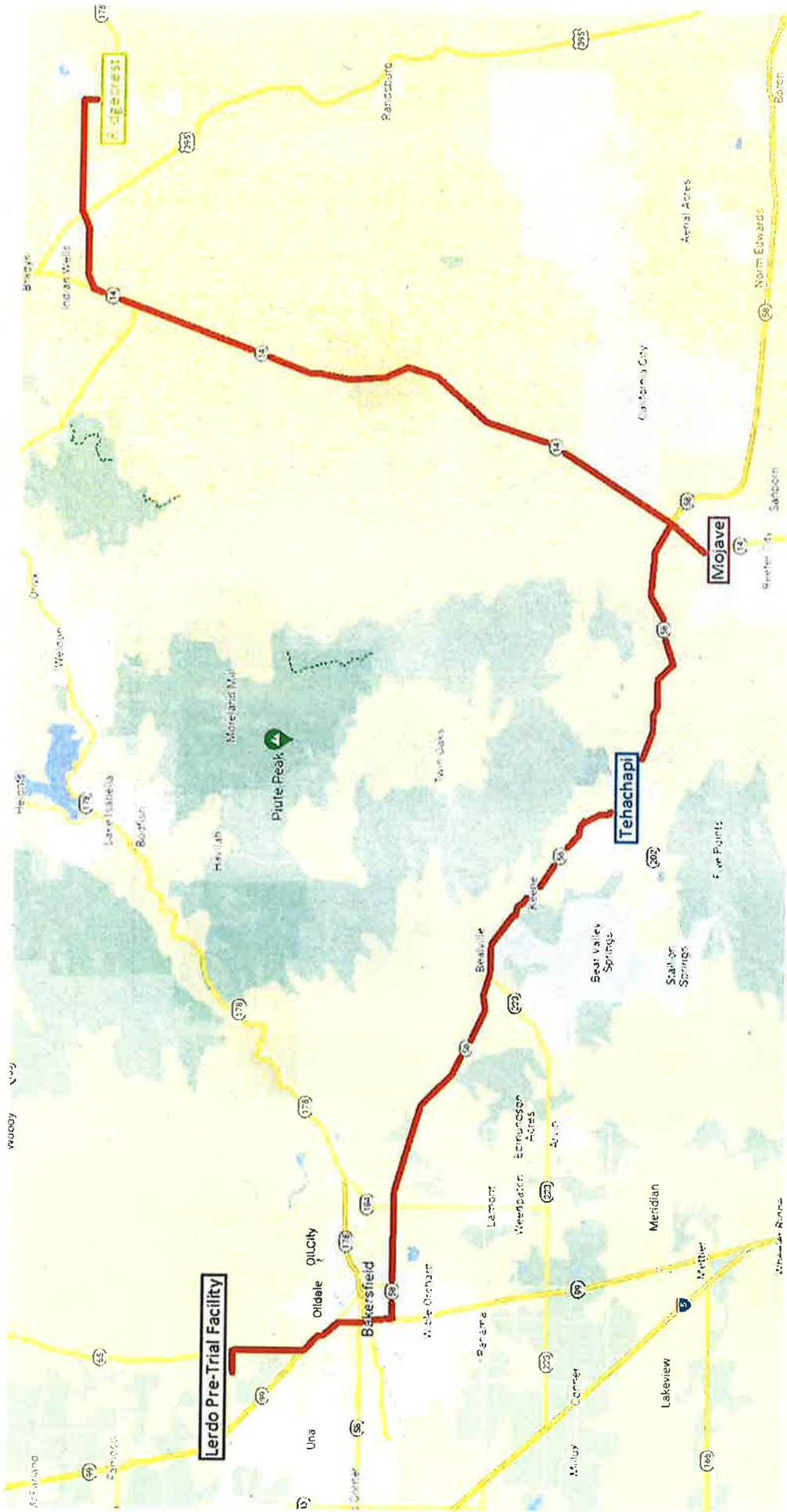
**Attachments**

**cc: Members of the Judicial Council's Court Facilities Advisory Committee**  
**Pella McCormick, Director, Judicial Council Facilities Services**  
**Tamer Ahmed, Deputy Director, Judicial Council Facilities Services**  
**Jagan Singh, Principal Manager, Judicial Council Facilities Services**  
**Chris Magnusson, Facilities Supervisor, Judicial Council Facilities Services**

# Kern County, California Cities and Census Designated Places

Census 2000





- Lerdo Pre-Trial Facility to CRE/Ridgecrest = 127 Miles 2 hours 30 minutes
- Lerdo Pre-Trial Facility to CRE/Mojave = 74 Miles 1 hours 30 minutes
- Lerdo Pre-Trial Facility to Tehachapi = 53.7 Miles 55 minutes
- Ridgecrest to Tehachapi = 74.3 Miles 1 hour 14 minutes
- Ridgecrest to Mojave = 59.8 Miles 59 minutes
- Tehachapi to Mojave = 21.7 Miles 22 minutes

## Court Organizational Chart

The Superior Court of Kern County uses a regional service model, with operations in four divisions: Metro, North, East, and South Divisions. The Metro Division in Bakersfield provides full-service operations, while the outlying divisions handle most case types for their respective constituents except serious criminal matters and certain probate cases. Main administrative functions are housed in Bakersfield, the county seat.

### NORTH DIVISION



### METRO DIVISION



### EAST DIVISION



### SOUTH DIVISION

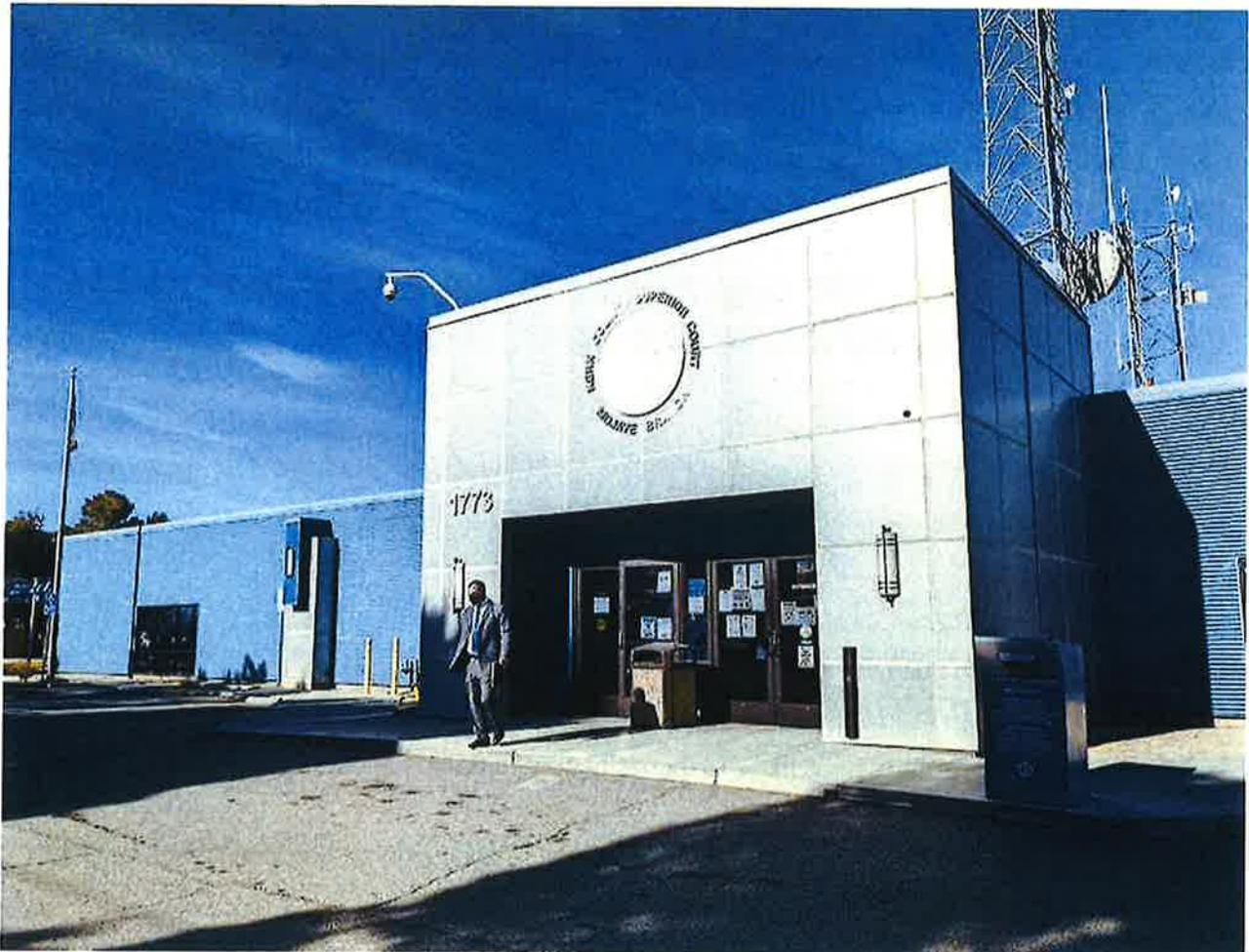


[https://www.tehachapinews.com/news/city-manager-nixes-idea-for-courthouse-move-from-mojave-to-tehachapi/article\\_74a1264a-766f-11ec-a3f7-87fdb75d1fd6.html](https://www.tehachapinews.com/news/city-manager-nixes-idea-for-courthouse-move-from-mojave-to-tehachapi/article_74a1264a-766f-11ec-a3f7-87fdb75d1fd6.html)

ATTACHMENT C

## City manager nixes idea for courthouse move from Mojave to Tehachapi

By CLAUDIA ELLIOTT For Tehachapi News  
Jan 15, 2022



The courthouse at Mojave has been on a list for replacement since before 2010. The state may build an \$86.7 million replacement courthouse in about three years. The presiding judge of Kern County Superior Court plans to determine whether to request a relocation of the courthouse to a more populous location.

Claudia Elliott / For Tehachapi News

The courthouse at Mojave has been on a list for replacement since before 2010.

With the potential that the state may build a proposed new \$86.7 million courthouse in about three years, the presiding judge of the Kern County Superior Court plans to evaluate whether the courthouse should remain in unincorporated Mojave — or potentially be moved closer to Tehachapi.

But Tehachapi City Manager Greg Garrett and Kern County District 2 Supervisor Zack Scrivner say the courthouse should remain in the unincorporated desert community.

## Background

The suggestion that Mojave might not remain the court's location surfaced in Ridgecrest last October. John Watkins, publisher of the Ridgecrest Daily Independent, heard that a group of judicial officers of Kern County Superior Court were considering submitting a request to have two planned new courthouses — one in Ridgecrest and the other in Mojave — consolidated and moved to Tehachapi.

According to Watkins, Ridgecrest City Manager Ron Strand contacted court officials right away, asking why they would consider closure of the Ridgecrest court facility without any input from the community.

In a follow-up article, Watkins reported that the closure of the Ridgecrest court was off the table — although the court continues to have concerns about staffing that courthouse.

But, Watkins reported, in an email to Strand, Presiding Judge Colette Humphrey wrote: "We are still talking about asking to build the second East Kern Courthouse closer to the Tehachapi area, rather than Mojave. This would allow us to pull from Bakersfield for employees. It also would allow us to handle Ridgecrest felony jury trials that are currently sent to Bakersfield for trial."

In follow-up on Jan. 3, Humphrey said a review of possible relocation of the courthouse is still in play.

"We are reviewing the numbers, including populations of the various communities in East Kern, as well as our ability to staff the courthouse, in order to determine whether to request a relocation of the courthouse to a more populous location, while still providing services to all the citizens in East Kern," she said.

In correspondence with the Ridgecrest city manager published by Watkins, Humphrey said the court has had difficulty recruiting and retaining staff at the two East Kern courthouses.

The proposed state budget for 2022-23 includes a replacement Mojave courthouse in its Five-Year Infrastructure Plan. The courthouse is among the highest priorities in the state for replacement, with nearly \$5.6 million earmarked for land acquisition and design in fiscal year 2023-24 and more than \$81 million for construction two years later.

## Supervisor opposes move

Second District Kern County Supervisor Zack Scrivner said he doesn't support moving the courthouse from Mojave.

"While I do agree that the Mojave courthouse no longer meets the needs of the community, and I support the construction of a new courthouse, I do not support a relocation of the courts to the Tehachapi area, as the relocation will create a transportation hardship for many residents of surrounding Eastern Kern communities," he said.

"Mojave is a much better location for residents of California City, Mojave, Boron and Rosamond because it is more centrally located for all of Eastern Kern."

## City Manager opposition

City Manager Greg Garrett said he is opposed to relocating the courthouse from Mojave to Tehachapi.

"We support any move to assist the flow of justice in our county," he said. "However, we prefer leaving the services as they are currently situated due to the impact that courts can have on a small city such as Tehachapi.

"We have had limited discussions regarding this potential move and found out about it not from the courts, but from our colleagues in Ridgecrest," he said.

"Tehachapi is ideally located between several court options and we believe the current setup best serves East Kern and protects Tehachapi from the impact of bringing court cases to our city."

Assistant City Manager Corey Costelloe was asked what impact the city believes a courthouse would have on Tehachapi.

“What Greg is referring to is the impact to law enforcement especially given that the presence of the courts will import some accused criminals, potentially high-profile cases that also bring advocacy and oftentimes the controversy that comes with them,” he said.

“There is also the day-to-day impact of lower level cases, the ancillary emotions that go with them that have the potential to fall into the jurisdiction of the Tehachapi Police Department. This potential impact of the courts could disrupt the quality of life this city strives so hard to maintain.”

Costelloe said the potential negative impact was “based on the empirical evidence of the courts in Bakersfield, Mojave and Ridgecrest.”

## Other stakeholders

The Kern County District Attorney's office did not respond to multiple requests for comment on a potential move of the courthouse.

And although meeting the needs of the California Correctional Institution was addressed in some earlier discussion about replacing the Mojave courthouse, CCI currently does not take inmates to Mojave, according to Lt. Eric Barthelmes, information officer.

“We no longer go to Mojave for court cases,” Barthelmes said. “We mostly go to court in Delano now and sometimes Bakersfield (downtown). We also do a lot of remote video courts as well.”

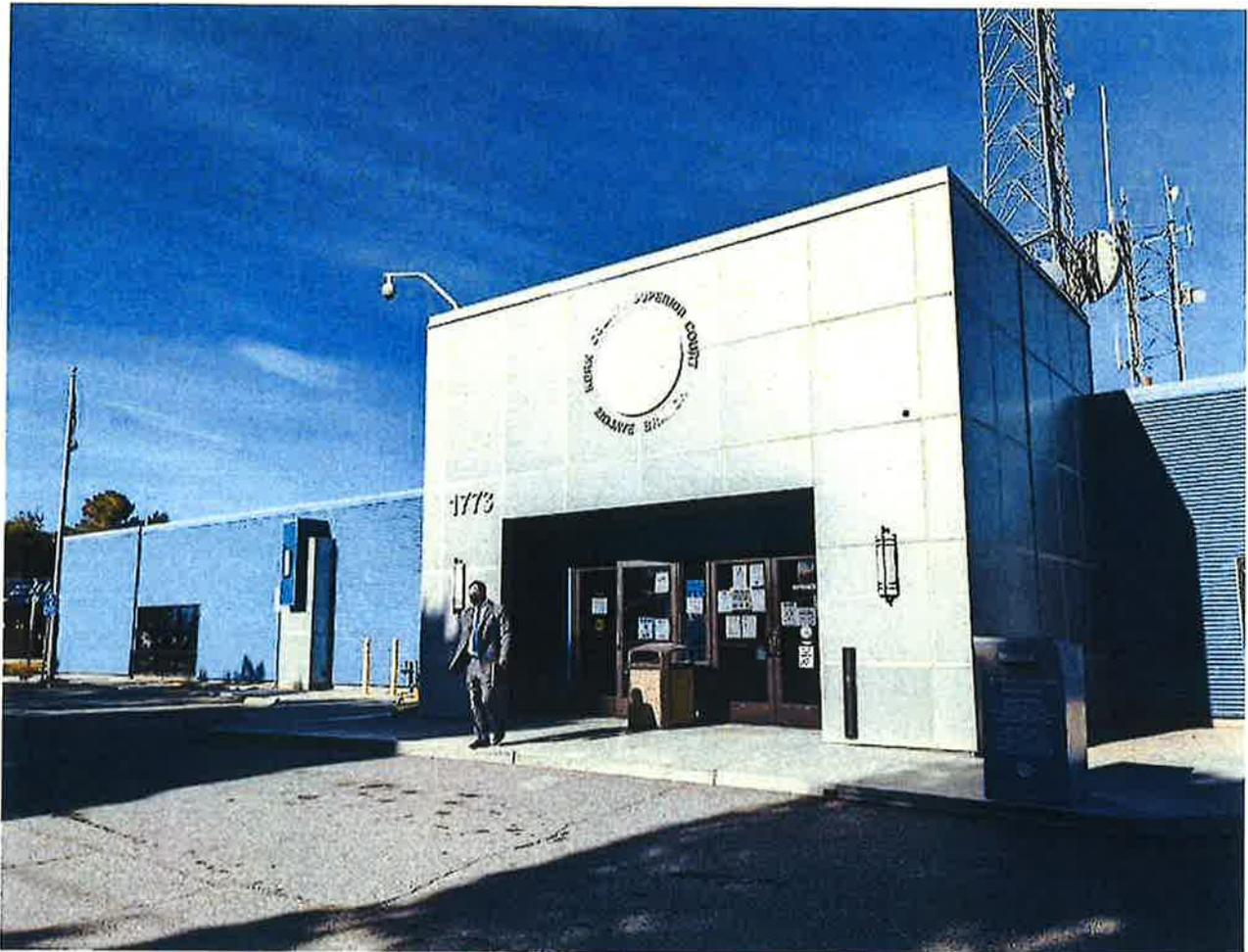
The vast majority of case filings at the Mojave court are traffic and non-traffic infractions and misdemeanors. The court also handles civil and family law filings.

According to 2018-19 data published by the court, case filings in Mojave included:

- 11,342 infractions (traffic and non-traffic)
- 2,780 misdemeanors
- 595 felonies
- 1,258 civil filings
- 588 family law filings

*Claudia Elliott is a freelance journalist and former editor of the Tehachapi News. She lives in Tehachapi and can be reached by email: [claudia@claudiaelliott.net](mailto:claudia@claudiaelliott.net).*

MORE INFORMATION



DA not ready to take position on potential move of Mojave courthouse to Tehachapi



[https://www.ridgecrestca.com/news/court-closure-proposed/article\\_6b4f3184-26c1-11ec-a535-8bafa5ffd701.html](https://www.ridgecrestca.com/news/court-closure-proposed/article_6b4f3184-26c1-11ec-a535-8bafa5ffd701.html)

## Court closure proposed

By John Watkins Publisher  
Oct 6, 2021

Ridgecrest and in actuality all of Eastern Kern County and the mountain communities which make up the Kern River Valley will face the loss of a local court system should a group of judicial officers of Kern County Superior County have their way.

According to reports the judicial officers plan to submit a request to the Court Facilities Advisory Committee requesting the closure of the Ridgecrest and Mojave Superior Courts and be consolidated to Tehachapi.

The recommendation is somewhat confusing as less than 90days ago a plan was approved that would allow for new court facilities in Ridgecrest and Mojave.

In all that would be a \$55 million asset to Eastern Kern County as well as all of Kern County. Making the expenditure plan was the Court Facilities Advisory Committee. The vote was unanimous.

In email correspondence with Presiding Judge Colette Humphrey City Manager Ron Strand said, "I find it difficult to understand why our judicial officers would consider the closure of our court facility without any input from our community.

Continuing Strand said he is in opposition of any thought of closing the Ridgecrest and Mojave branches, adding "I can clearly state that the community of Ridgecrest is opposed to your proposal to close the Ridgecrest court.

According to Strand loss of police protection for the community is a major concern.

"Closing our court and forcing our officers to appear in Tehachapi will have a devastating effect on public safety. Between prisoner transports and out of town court appearances it will be difficult to field enough officers to keep the community safe," he said.

**Strand also indicated that no decision should be made without involvement of the community. "We need to be involved."**



[https://www.ridgecrestca.com/news/ridgecrest-courts-to-remain-open/article\\_faeba3be-2b9d-11ec-aa45-af4e98a484cb.html](https://www.ridgecrestca.com/news/ridgecrest-courts-to-remain-open/article_faeba3be-2b9d-11ec-aa45-af4e98a484cb.html)

## Ridgecrest courts to remain open

By John Watkins Publisher

Oct 12, 2021

The proposed closure of Ridgecrest Superior Court is off the table. But problems still persist as to staffing issues. And must be addressed.

After hearing an outcry from Ridgecrest residents and City Manager Ron Strand, Presiding Judge Colette Humphrey reached out to assure Strand and city council members there was no longer any intention of closing the Ridgecrest court facility and moving it to Tehachapi.

In response to Strand, Judge Humphrey noted: "I wanted to update you to let you know I spoke with my assistant presiding judge and we both recognize the importance of continuing to provide access to the courts to the citizens of Ridgecrest and the surrounding area. In addition to criminal and civil matters, the Ridgecrest Court also handles Family Law and Child Support cases.

"Those are some of the most sensitive cases, with significant impact on people's lives. We want to make it as easy as we can for people to handle their family law matters. We are not intending to close the Ridgecrest Court. We will keep working to find employees to staff the court so that we can keep it running.

"We are still talking about asking to build the second East Kern Courthouse closer to the Tehachapi area, rather than Mojave. That would allow us to pull from Bakersfield for employees. It also would allow us to handle Ridgecrest felony jury trials that are currently sent to Bakersfield for trial.

"Again, that is just an informal discussion of what we think would be the best use of court resources. I wanted to send this email to reassure you that we are committed to providing services for the people of Ridgecrest and East Kern."

In a separate email to Mayor Bruen and others, Judge Humphrey noted: “There really have been no committees or groups discussing this. When I met with my assistant presiding judge and the Court Executive Officer we were discussing the very real problem of not being able to hire employees to staff the Ridgecrest Court. We have held multiple job fairs and have tried to recruit employees.

“There is a concern that we won't be able to keep the court running in the future if we can't solve this problem. There was a suggestion that we would have a larger pool of candidates if we had a courthouse in or near Tehachapi because we could pull from that community, along with Bakersfield. People who would not be able to commute from Bakersfield to Ridgecrest due to distance, would be able to commute to Tehachapi.

“It was just one idea that had several upsides, including a huge cost-savings to the taxpayers (building one court vs. two) and to the Sheriff's Dept. by not having to transport prisoners from Lerdo to Ridgecrest and Mojave.

“There have been no formal proposals to anyone. Just a question to the JCC if this is a possibility. Obviously, the JCC won't make any decisions without hearing the input, positive and negative, from all involved parties.

“We are open to all suggestions and ideas to solve our employee problem. Unfortunately, the information passed on to Mr. Strand was full of inaccuracies and created a lot of negative feelings.

“I have asked Judge Pritchard to contact Mr. Strand to correct any misimpressions. If we have any formal discussions we will be sure to keep you informed. If so, I will contact you directly so that the information you receive is accurate.”

Strand and Mayor Eric Bruen both called on Judge Humphrey to hold local hearings on any changes from the approved and funded Fiscal Year 2022-23 plan by the Court Facilities Advisory Committee on July 9 of this year. That plan included \$55 million for new Ridgecrest court facilities.

Strand told the Daily Independent that he recognizes the hiring difficulties faced by the county but also said it is not just a local issue, but throughout the state and country. The city manager's concern of any court consolidation or changes may help the current status and issues but would have far ranging long-term significant effects.

“The negative impacts on justice and public safety in the Ridgecrest community are far greater in my opinion than the assumed benefits of consolidation,” Strand said.



## CITY OF RIDGECREST

Telephone 760 499-5000

FAX 760 499-1500

100 West California Avenue, Ridgecrest, California 93555-4054

May 28<sup>th</sup>, 2023

Presiding Judge J. Eric Bradshaw  
Attn: East Kern Courthouse Facilities  
Kern County Superior Court  
1415 Truxton Ave, Department 1  
Bakersfield, CA 93301

To the Honorable Judge Bradshaw;

Thank you for the opportunity to provide feedback on the proposed East Kern Courthouse Facilities.

**I stand in support with the position of the City of Ridgecrest that NO ALTERNATIVE presented satisfies the needs of the citizens of East Kern and that the CA Judicial Council and Presiding Judge Bradshaw reinstate the original plans for a new courthouse in the City of Ridgecrest.**

The City of Ridgecrest and the unincorporated communities which surround it represent nearly 40,000 citizens of Kern County. In October 2021, we reached out to Presiding Judge Humphrey specifically around this issue. In May 2023, we discovered that this plan had not only been put into motion with no discussion with the City of Ridgecrest. This is national security issue, this is a public safety issue, and this is truly a public trust issue between our judges and our community. Asking our citizens to drive 90 minutes to reach any court is simply untenable and will ultimately have a substantially negative impact on safety in our community.

The key issue with proposed Alternative #1 and #2 is that they in no way address the deteriorating state of the current court facility. A new facility for our community had slowly moved its way to the top of budget considerations. Our community was excited to welcome this continued development as part of the growth of Ridgecrest. We also have been working actively with the Kern County Sheriff department to restore a jail to our community. Both of these alternatives will destroy that progress. Over time the already deteriorated buildings will simply be left as blight in our community and our citizens will suffer once again. The end result will be the third largest community in Kern County stripped of resources in favor of being closer to Bakersfield.

I would like to address the staffing challenges addressed by Judge Humphrey in her advocacy of a new facility in Mojave/Tehachapi. The simple fact is that EVERY business in this nation had suffered staffing challenges since the beginning of COVID. This has resulted in businesses and government entities to make hard decisions about taxes, pay rates, and working conditions.

This is not unique to the Kern County Superior Court or the Kern County Sheriff office. Kern County proposed and passed Measure K in November 2022 to address the staffing needs and resources it needs. The City of Ridgecrest proposed and passed Measure P to address staffing and wages as well. Both of these measures took dedication and effort based on our mutual belief that public safety must remain a priority. Using staffing as an excuse feels like the easy out regardless of the impact on the citizens.

Finally, I am attaching the email communication between myself and Presiding Judge Humphrey in October 2021. I am calling to your attention her communication on 10/3/21 in which she stated that "if we have any formal discussions, we will be sure to keep you informed." The fact that these public meetings are now occurring as a result of our discovery that plans were put into motion without this assurance being fulfilled is very upsetting.

A commitment to rebuild the Ridgecrest courts was made by the CA Judicial Council. Judge Humphrey betrayed that commitment through her deliberate actions which ignored the concerns of the citizens of Ridgecrest. She represented that no concerns existed when she had clear communication of concerns. The public trust between our community and our judges has been compromised. The best solution is simple. Restore the public trust by returning to the originally stated plan of building a new facility in Ridgecrest and Mojave.

I welcome any questions and I thank you for listening. I am confident that you will make a decision which restores the public trust with the Kern County Superior Court and the office of the Presiding Judge.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric A. Bruen", written in a cursive style.

Eric A. Bruen  
Chief Executive Officer



1350 Norris Road  
Bakersfield, California 93308-2231

May 26, 2023

Presiding Judge J. Eric Bradshaw  
Kern County Superior Court  
1415 Truxtun Avenue, Department 1  
Bakersfield, CA 93301

Re: East Kern Courthouse Facilities

Dear Presiding Judge Bradshaw,

As the elected Sheriff for the residents of Kern County, I oppose this project and request removal of the East County Courthouse consolidation project from funding consideration. If completed, this project will have severe negative impacts on the residents of Eastern Kern County by reducing their access to vital legal and public safety services.

The Eastern Kern County area is vast and encompasses just under 2,000 square miles and has a population over 82,000 residents.<sup>1</sup> These statistics do not include those that commute for employment in Eastern Kern County or the visitors that enjoy the recreational opportunities in this area. The residents of Ridgecrest, Inyokern, Mojave, Rosamond, Boron, and the surrounding areas would be forced to travel extended distances for legal services provided by localized courthouses. Requiring victims and witnesses of crime to travel extended distances places an unnecessary burden on those individuals.

Unusual weather patterns and natural disasters in the Eastern Kern County area are not uncommon. Road closures due to weather events are frequent and would severely impact services available to residents and visitors of Eastern Kern County.

These issues are just a few of many that support my opposition to this project.

As you may be aware, the Measure K initiative was placed on the ballot for unincorporated residents of Kern County in 2022.<sup>2</sup> This initiative sought a one-percent sales tax increase in unincorporated Kern County to provide funding sustainability for vital public services. I, as well as other Kern County department heads and elected officials, attended many community meetings throughout Kern County to educate and answer questions from residents related to Measure K. These meetings included communities located in Eastern Kern County.

<sup>1</sup> "Census Profile: East Kern CCD, Kern County, CA," Census Reporter, accessed May 26, 2023, <http://censusreporter.org/profiles/06000US0602990800-east-kern-ccd-kern-county-ca/>.

<sup>2</sup> "Measure K | Kern County, CA," accessed May 26, 2023, <https://www.kerncounty.com/community/measure-k>.

Overwhelmingly, the citizens of Kern County expressed concern for more vital services to include public safety services. The voters in Kern County approved Measure K and it was written into ordinance (ordinance number A-375) on December 16, 2022.<sup>3</sup> Measure K is providing needed funding to restore and further enhance vital services to the unincorporated areas of Kern County, including those in Eastern Kern County.

Residents in Eastern Kern County already feel that many services are located in more densely populated areas far from them. The East Kern Courthouse project would further support residents' concerns that services are being relocated to more populated areas, thus creating even more inconveniences and difficulty in obtaining vital services. This project would bring their concerns to reality. Although this project is not associated with Kern County's Measure K initiative, the perception for the public has the distinct possibility of associating paying more taxes for decreased services and accessibility to services. Public safety has long been supported by our community members, and I, as Sheriff, support our communities and strive to provide professional, accessible, and timely services to the residents and visitors of Kern County.

Please accept my letter of opposition to the East Kern Courthouse Facilities project.

Sincerely,



Sheriff Donny Youngblood  
County of Kern

---

<sup>3</sup> "Measure K | Kern County, CA."



OFFICE OF THE DISTRICT ATTORNEY  
**C O U N T Y O F K E R N**

CIVIC CENTER JUSTICE BUILDING  
1215 TRUXTUN AVENUE  
BAKERSFIELD, CALIFORNIA 93301  
(661) 868-2340, FAX: (661) 868-2700

ANDREA S. KOHLER  
ASSISTANT DISTRICT ATTORNEY

CYNTHIA J. ZIMMER  
DISTRICT ATTORNEY

JOSEPH A. KINZEL  
ASSISTANT DISTRICT ATTORNEY

May 30, 2023

**To:** Presiding Judge J. Eric Bradshaw  
Kern County Superior Court; Department 1  
Bakersfield, CA 93301

**From:** Cynthia Zimmer, Kern County District Attorney

**Re:** East Kern Courthouse Facilities

To the Honorable Judge Eric Bradshaw,

Thank you for the opportunity to provide public input regarding the future of justice, and access to it, in Kern County. Included herein are my concerns and opposition to the current actions proposed regarding court facilities in Eastern Kern County. From the perspective of the District Attorney's Office, the consolidation of court facilities in Tehachapi, as currently proposed, would compound existing access-to-justice issues that have been borne by Kern communities impacted by court closures and inadequate staffing. It is my hope that the Superior Court consider the widespread impacts upon criminal defendants, victims of crime, municipal agencies and county departments when charting a course of action and choose a direction that improves access to justice in Kern's broad geographical regions, rather than limiting it. In my view, that course should focus on expanding court access, or at minimum, providing existing levels of service and proceeding with new facilities to replace the inadequate facilities in both Mojave and Ridgecrest.

**I. ACCESS TO JUSTICE IN EAST KERN IS ALREADY AT CRITICALLY LOW LEVELS**

Kern County has seen more than its fair share of cutbacks to justice in underserved areas of Kern County. Not all of these issues are caused by the Superior Court policies, but the impacts upon residents in East Kern County have accumulated to a point where further reductions to access-to-justice should not and cannot be expected to be borne by these already underserved communities. We start from the well-understood notion that existing court facilities in both Ridgecrest and Mojave have long been unable to accommodate the burgeoning communities that they serve. The Judicial Council recognized in 2021 what local practitioners and court customers already knew too well – that these facilities are in dire need of replacement. The Council's concerns regarding the Ridgecrest and Mojave facilities came after prior Superior Court consolidation shuttered facilities in both Taft and Lake Isabella. Each of those closures left wide gaps in access to justice, compelling Taft and its neighboring communities to travel 36 miles to Lamont, and for Lake Isabella and its communities to travel to either Ridgecrest (61 miles) or Bakersfield (60 miles). Budget cuts and staffing issues at the

county level contributed as well, leading to the closure of the Ridgecrest Jail, which created substantial impacts on the law enforcement community's ability to effectively police its streets while having to transport arrestees to farther flung areas for booking into the County Jail.

The problems facing Kern's outer reaches, which includes Eastern Kern County, ultimately culminated into last year's vote on County Measure K. This proposal was for a new one-cent sales tax that was billed as the County's response to the primarily law-enforcement related concerns that plague citizens in unincorporated Kern County. Members of Kern County's government infrastructure, including me, the Sheriff, and the County Administrative Officer, among others, conducted town-hall meetings throughout Kern's unincorporated communities addressing the importance of a tax increase that could be used to alleviate many of the problems wrought by budget disparities impacting unincorporated communities. In a rarity, voters approved the tax increase; indicating their willingness and desire to pay more to support service levels appropriate for the communities in which they live.

It was disheartening to learn earlier this year, as has been pointed out by others, that at the same time I and other county leaders sought to increase the access to justice by promoting Measure K, that the Superior Court had proposed a plan that would restrict access to justice by seeking to reject new facilities in East Kern communities in Mojave and Ridgecrest in favor of one facility in Tehachapi. Regardless of the way the current proposal came about, the current proposal's goal of moving considerable court operations out of Ridgecrest/Mojave to Tehachapi will create undue burdens on communities in East Kern and turn these literal desert communities into "legal deserts" as well. The presence of court facilities creates a market for attorneys and supportive services that struggle to thrive in areas without immediate access to court facilities. The removal or reduction of court facilities not only impacts travel time to and from court for required hearings, but also impacts the ability to meet and consult with an attorney *at all*.

## **II. DEFENDANTS AND CRIME VICTIMS ALIKE DESERVE ACCESS TO JUSTICE**

The current proposal and its alternatives do not adequately consider the services that surround the existence of court facilities. It is not merely an issue of travel time and transportation to court – though that certainly is an issue of importance to the thousands of constituents that will be detrimentally impacted by the court's proposal and stated alternatives. Having active court facilities in a community brings with it access to attorneys that are accessible to help residents with legal concerns. For crime victims, the presence and proximity of court facilities will necessarily dictate in most instances the access to consult directly with Deputy District Attorneys, Victim Advocates, and District Attorney Investigators. Likewise, and for similar reasons, the Public Defender stations its offices in areas where courts facilities exist for hearing criminal cases. Ensuring that Kern's court facilities are dispersed in a manner to best provide access to courts and the legal communities they foster should serve as the lodestar for plans on new facilities.

The current proposal cites difficulty in hiring staffing necessary for the courts in East Kern locations. Indeed, the asserted staffing difficulties appear to be the primary motivation for the current proposal's attempt to retract court services out of Ridgecrest and Mojave and into Tehachapi. That there are staffing difficulties that have not been remediated by holding job fairs during a national pandemic, however, is a wholly insufficient basis upon which to deprive East Kern of access to justice. County agencies and municipalities are fully aware of the challenges that come with finding qualified staffing to serve smaller communities, and staffing is always a balance and a struggle, but the need for legal service to these communities is too great to give up on the proposition altogether be depriving these communities of legal services and setting up "consolidated" services in a distant community where hiring is perceived to be easier.

The current proposal uses the phrase “*consolidation*” as a euphemism to describe *removing* court facilities from East Kern communities and combining them into a wholly separate area. Of necessity, when the court moves its operations elsewhere, the District Attorney and Public Defender will be compelled to follow suit. The same is largely true for private and civil practitioners. Court facilities thus impact much more than just travel time for court appearances on cases – they impact wholesale the continued existence of legal communities and access to legal services in the areas where court facilities are removed. Considering the existing access-to-justice issues that already weigh heavily in East Kern, *consolidation* of court facilities enacted by means of *depriving* those facilities to communities is the exact opposite of what Kern should be striving toward. Instead, Kern would best be served by getting those existing facilities replaced with new facilities that meet the ongoing needs of these communities.

### **III. REMOVAL OF COURT FACILITIES PLACES UNDUE BURDEN ON MUNICIPALITIES AND LAW ENFORCEMENT AGENCIES AND NEGATIVELY IMPACTS PUBLIC SAFETY**

The same concerns impacting members of the community are exponentially more significant to law enforcement agencies and municipalities that employ them. In the criminal context, one would hope that a person’s interactions with the criminal justice system, either as a victim, witness, or defendant, would be an unusual circumstance, unlikely to be repeated. For law enforcement, however, this is definitively not the case. Law enforcement officers are regularly subpoenaed to court in criminal and civil cases to testify regarding their investigations and removing or reducing court facilities from Ridgecrest and/or Mojave will result in law enforcement officers being compelled to travel further from their home communities to attend court proceedings. The municipalities served by these same officers suffer in this scenario, as officers are compelled to spend more time in transit to and from court in addition to increased times for booking arrestees in areas not served by the county jail. Moving court facilities further away from population centers in the name of consolidation also impacts public safety by putting officers in distant communities for court proceedings, thus making them unavailable to promptly respond to public safety emergencies that can be more pressing and immediate than court hearings.

### **IV. PROPOSALS THAT ELIMINATE OR REDUCE SERVICES TO MOJAVE AND RIDGECREST HAVE ADDITIONAL COSTS TO COUNTY DEPARTMENTS THAT UNDERCUT PROPOSED STATE BUDGETARY COST SAVINGS**

The current proposal and its alternatives do not address what happens with County Department operations by the District Attorney and Public Defender’s Office. Should the Court proceed with a Tehachapi-based courthouse, the District Attorney and Public Defender would be required to staff the courts daily, but the discussion of cost-savings associated with the proposal to consolidate these operations in Tehachapi fail to address that neither the District Attorney nor the Public Defender have operations established in Tehachapi, and the construction of a new court facility in Tehachapi that assumes the lion’s share of work from existing locations in Ridgecrest and Mojave will come with the need for new operations to be established by both County Departments to staff that new court. The court’s consolidation plan may save the *State* money by having to build only one facility where two are needed, but those savings to the *State budget* come with a costly increase of revenue required from *County budgets*, as it the county departments that will have to develop and establish operations in an area where none exist. The idea of saving State funding at great expense to the local population by depriving them of an admittedly needed additional court facility, then compounding that injustice by *increasing* the county cost to provide the reduced services – all in an effort to save State funding that the State has already deemed necessary to spend – is a concession to state budgets that is starkly against the interests of Kern residents.

What makes this feat of asserted budget-saving gymnastics all the more disagreeable is how *unnecessary* it is. The state authorities that implement judicial infrastructure needs, to my understanding, never asked, solicited, or conditioned the replacement of Ridgecrest and Mojave facilities upon some form of “consolidation” plan. The priority list for replacement facilities ranked Ridgecrest and Mojave highly based on a needs-based assessment that prioritized need for new facilities to replace the existing court facilities in those areas. In no way that I am aware did the State present an ultimatum *or even suggest* that in order to be considered for funding, the facilities must be combined and/or moved away from the areas they currently serve. The State recognizes the need for new court facilities in Ridgecrest and Mojave, and has shown that it is willing to commit the resources to provide for new facilities in both areas. The current proposal would deprive East Kern of both of these proposed facilities in favor for a single facility in a location (Tehachapi) whose needs for court services has never been considered significant enough to warrant court facilities *at all*.

#### **V. POPULATION AND CRIMINAL CASE FILINGS DO NOT SUPPORT DEPRIVING MOJAVE OF COURT FACILITIES IN FAVOR OF TEHACHAPI**

The current proposal seeks justification by citing population of different areas. Though the Tehachapi area has a population that rivals other East Kern communities individually, the East Kern communities, particularly in Southeastern Kern are not widely dispersed from each other. Tehachapi is not the source of many of the criminal cases that arise in Eastern Kern County. Indeed, a review of criminal case-filings during the second half of 2021 revealed that cases filed from Tehachapi and its surrounding areas (to include Bear Valley Springs, Stallion Springs, and KCSO Operations in Tehachapi) amounted to 252 case filings. During that same time period, cases originating from California City and KCSO Operations in Boron, Mojave, and Rosamond, accounted for 373 cases. Thus, without even considering the impact of Ridgecrest filings, the criminal cases that relate to this geographical area are centered much more in Mojave/California City than they are in Tehachapi. The combined population from Mojave, California City, and Rosamond (approx.. 44,178) also exceeds the combined populations of Tehachapi and its surrounding communities (approx.. 21,553).

#### **VI. THE HUMAN EQUATION: ABANDONING EMPLOYEES ACROSS THE JUSTICE SECTOR THAT HAVE MADE EAST KERN COMMUNITIES THEIR HOME**

The current proposal discusses the difficulty in hiring court staff for East Kern areas, but neglects to consider the successes that having legal professionals in these areas provides. Similarly, it does not consider the impacts on justice staff that have taken opportunities at justice-related positions in these areas and made these communities their home. The current proposal would cause increased travel times for many DA staff that would have to be relocated to Tehachapi who currently reside in Ridgecrest, Mojave, Rosamond, or as far south as Lancaster. Similar results doubtless exist in other areas of the justice community, and while the court may, possibly, have more luck staffing a Tehachapi courthouse, existing staff at District Attorney, Public Defender, and even the Court may be compelled to choose between resignation or relocation. Put simply, the court is not the only justice partner that faces difficulty staffing in an era of low unemployment and workforce upheavals, and the current proposal threatens to rollback the successes that efforts of justice partners have made in finding, training, and staffing East Kern locations.

#### **VII. THE PROPOSALS OFFERED PRESENT A FALSE CHOICE, AND ARE INADEQUATE TO ADDRESS THE NEEDS OF EAST KERN**

The Court’s Notice of Public Hearing presents a series of alternatives, none of which include the

original, baseline premise that both court facilities in Mojave and Ridgecrest need immediate attention and replacement. Instead, the notice presents different variations on the theme of “consolidation” without offering a path forward that would give both Mojave and Ridgecrest the new facilities that the State has pointed out they deserve.

**“First Alternative:”**

This option takes no action, and would have the Superior Court further commit to the Tehachapi Courthouse project that would deprive Mojave of a courthouse entirely and reduce services in Ridgecrest to one courtroom. For the reasons detailed above, I am strongly opposed to this option.

**“Second Alternative:”**

This option would similarly focus on a new courthouse in Tehachapi, depriving Mojave of a courthouse, but keeping Ridgecrest operations in existence. Though serving to alleviate some concerns from Ridgecrest, the proposal does not address the need for improved facilities in Ridgecrest, and deprives Mojave of a Courthouse facility.

**“Third Alternative:”**

Request removal of New East County Courthouse from funding consideration to future fiscal year with no decision as to how to move forward or what options will be sought. This proposal would only serve to delay needed improvements and facilities, and deferring funding on projects that are considered essential to continuing operations is in nobody’s interests.

**VIII: THE MISSING CHOICE: A PLAN TO PROVIDE NEW FACILITIES IN BOTH RIDGECREST AND MOJAVE**

Missing here is an alternative that would revert the proposal to a new facility for both Ridgecrest and Mojave. Public input was never offered on this alternative – which is really the baseline against which other alternatives have been proposed. It was only when the Superior Court sought to have the Ridgecrest and Mojave courts ‘consolidated’ into one facility that Kern’s slated courthouse improvements shifted from two courthouse improvements – one in Ridgecrest and one in Mojave – to one “East Kern” consolidated courthouse in Tehachapi.

By presenting a series of public hearings on this issue, the Court appears to acknowledge the vast impacts that court facilities have upon communities, but by not proposing a plan to give Ridgecrest *and* Mojave the improved facilities they need, the Court presents a false dichotomy of sorts. By limiting public comment to only the three presented alternatives, the public notice ignores the elephant in the room – why would we decline new facilities in both areas when we are so high on the list for replacement of both areas? Why can we not propose new facilities in both areas that have a demonstrated and recognized need for them?

Instead, we are presented with options of accepting the current proposal in full, accepting it with minor alterations, or foregoing action entirely. This, in my view, is a false choice, and by not even proposing any option to move forward with a plan to replace the two facilities in need, which would cause the least disruption, each of the existing ‘alternatives’ are a disservice to Kern residents.

Respectfully Submitted,

---

Cynthia J. Zimmer  
District Attorney, County of Kern

**LAW OFFICE OF THE PUBLIC DEFENDER  
COUNTY OF KERN**

**PETER KANG**  
Public Defender



1315 Truxtun Avenue  
Bakersfield, California 93301

**TANYA RICHARD**  
Chief Deputy Public Defender

Telephone (661) 868-4799  
Fax (661) 868-4785  
TTY Relay Service 1-800-735-2929

Presiding Judge J. Eric Bradshaw  
Attn: East Kern Courthouse Facilities  
Kern County Superior Court  
1415 Truxtun Avenue, Department 1  
Bakersfield, CA 93301

RECEIVED

MAY 30 2023

SUPERIOR COURT  
METROPOLITAN DIVISION

Re: New East County Courthouse Public Notice

Dear Presiding Judge J. Eric Bradshaw,

I'm writing to express my deep concern and opposition to proposed future changes to our Mojave and Ridgecrest courts. As both the Public Defender and a resident of Kern County, I believe maintaining these vital community resources is crucial for accessible and equal justice to our outlying local communities.

The Mojave and Ridgecrest courts have long served as pillars of justice, ensuring that residents in these areas have fair access to the judicial system. By closing or further limiting these courts, we risk depriving this community of their ability to get justice and due process. We also damage a sense of community engagement and civic participation.

The closure or limiting of these branch courts would result in significant hardships, particularly for those who lack reliable transportation or have limited financial resources. Mojave and Ridgecrest's many low-income, elderly, and disabled individuals would face overwhelming challenges including to personal safety if required to travel long distances to get to court.

The closure or downsizing of the Mojave and Ridgecrest courts will also result in the loss of jobs for local legal professionals, support staff, and other service providers in the area.

As a community, we have an obligation to protect and preserve the integrity of our justice system, which includes safeguarding court accessibility. We need to take all necessary steps to protect and maintain the current Mojave and Ridgecrest courts.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Kang".

Peter Kang

# BOARD OF SUPERVISORS

## SUPERVISORS

Phillip Peters .....District 1  
Zack Scrivner .....District 2  
Jeff Flores .....District 3  
David Couch .....District 4  
Leticia Perez .....District 5



KATHLEEN KRAUSE  
Clerk of the Board of Supervisors  
Kern County Administrative Center  
1115 Truxtun Avenue, 5th Floor  
Bakersfield, CA 93301  
Telephone (661) 868-3585  
TTY Relay (800) 735-2929

June 13, 2023

The Honorable Brad R. Hill  
Chair, Court Facilities Advisory Committee  
455 Golden Gate Avenue  
San Francisco, CA 94102-3688

**RE: Public Input on East Kern Courthouse Facilities**

Dear Judge Hill,

We are disappointed to see Judge Bradshaw's final recommendation to the Judicial Council's Facilities Advisory Committee regarding the future of east Kern's courthouse facilities. The Kern County Board of Supervisors, in lockstep with our public safety departments and the communities of east Kern, wishes to express our strong support for new courthouse facilities in both Ridgecrest *and* Mojave.

Our Board believes this alternative offers the greatest flexibility and agency for the local court system to continue delivering quality services across a diverse geographic region and in a manner that addresses the individual community needs of our constituents. We urge the Court Facilities Advisory Committee to adopt a plan that **commits to building new courthouse facilities in the communities of Ridgecrest and Mojave, rather than a new facility in the "Tehachapi area".**

Although Tehachapi is slightly more centrally located within the overall boundaries of the County, the vast majority of the population in east Kern that would receive services at a new Mojave courthouse facility reside in the desert communities of Mojave, Boron, Rosamond, California City, Edwards Air Force Base, and North Edwards; a combined total of over 44,000 people. By comparison, the City of Tehachapi only has a population of around 12,000 with its surrounding unincorporated communities adding another 18,000 people. Tehachapi is located in the mountains and is prone to winter snowstorms and road closures that would prevent people in the desert from accessing court facilities during colder months.

Similarly, a plan that builds a new facility in Ridgecrest will help preserve the operation of the court facilities in that community which has a population of over 29,000 people. Given the relative isolation of Ridgecrest and its surrounding communities in the northeast corner of the County, continued operation of that courthouse must be a priority and the community must be supported with a new facility to meet their demonstrated and ongoing need for local services.

As a sobering reminder of our County's rural geography and potential for community isolation, residents in the Kern River Valley were recently stranded after the main road into that mountain community (Highway 178) was closed due to massive snowmelt and subsequent flooding impacts from the Kern River. The detour route forced residents to drive over two hours, one-way, via Highways 14 and 58 just to reach Bakersfield. Highway 178 is still partially closed (as of the date of this letter) and the timetable for the road's full repair and reopening by Caltrans is unknown. The Kern River Valley used to have a courthouse, but it was shuttered nearly 10 years ago due to state budget cuts. People in that community are now forced to travel to Bakersfield or Ridgecrest to receive court service. Our residents deserve better. We are concerned that this recent recommendation for the potential restructuring of east Kern's court facilities would repeat mistakes of the past and contribute to preventing more of our residents from receiving the services they need.

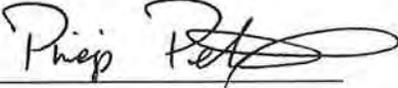
Building a new facility in the "Tehachapi area", as proposed by Judge Bradshaw, ignores the input of community stakeholders, misplaces scarce state resources, and would do more to harm the administration of justice in our County than help. Furthermore, we believe Judge Bradshaw's recommendation to the Judicial Council ignores the guiding principles and the strategic plan of the Judicial Branch to promote access, fairness, diversity, and inclusion. Given these fundamental limitations, we are opposed to any recommendation that would place a new court facility in the "Tehachapi area".

For continuity of service and in recognition of the decade-long acknowledgement by the state that both the Ridgecrest and Mojave facilities are on an "immediate needs" list, the Kern County Board of Supervisors respectfully requests that you **adopt a plan that commits to building new courthouse facilities in both Ridgecrest and Mojave.**

Sincerely,



Jeff Flores, Chairman  
Kern County Board of Supervisors



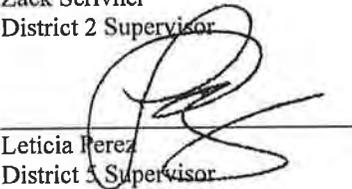
Phillip Peters  
District 1 Supervisor



David Couch  
District 4 Supervisor



Zack Scrivner  
District 2 Supervisor



Leticia Perez  
District 5 Supervisor

cc: The Honorable Patricia Guerrero, Chair, Judicial Council of California  
Honorable Members, Court Facilities Advisory Committee  
Ms. Pella McCormick, Director, Facilities Services  
Mr. Chris Magnusson, Facilities Supervisor, Facilities Services  
Kern County District Attorney  
Kern County Public Defender  
Kern County Sheriff's Office  
Kern County Probation Department  
Honorable Members, Kern County Legislative Delegation  
Ron Strand, City of Ridgecrest  
Greg Garrett, City of Tehachapi

# BOARD OF SUPERVISORS

## SUPERVISORS

Phillip Peters ..... District 1  
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KATHLEEN KRAUSE  
Clerk of the Board of Supervisors  
Kern County Administrative Center  
1115 Truxtun Avenue, 5th Floor  
Bakersfield, CA 93301  
Telephone (661) 868-3585  
TTY Relay (800) 735-2929

May 31, 2023

The Honorable J. Eric Bradshaw  
Presiding Judge, Kern County Superior Court  
1415 Truxtun Ave., Department 1  
Bakersfield, CA 3301

### **RE: Public Input on East Kern Courthouse Facilities**

Dear Judge Bradshaw,

On behalf of the Kern County Board of Supervisors I want to thank you for scheduling three informational meetings this week to gather public input on plans for a new courthouse in east Kern. In lockstep with our public safety departments and the communities of east Kern, the Board wishes to express our strong support for a fourth alternative – one that provides new courthouse facilities in both Ridgecrest *and* Mojave.

Our Board believes a fourth alternative offers the greatest flexibility and agency for the local court system to continue delivering quality services across a diverse geographic region and in a manner that addresses the individual community needs of our constituents. We urge you and the Court Facilities Advisory Committee to adopt a new plan that **commits to building new courthouse facilities in the communities of Ridgecrest *and* Mojave, rather than a consolidated facility in the greater Tehachapi area.**

Although Tehachapi is slightly more centrally located within the overall boundaries of the County, the vast majority of the population in east Kern that would be served by the new courthouse facilities reside in the communities of Mojave, Boron, Rosamond, California City, Edwards Air Force Base, and North Edwards; a combined total of over 44,000 people.

Similarly, a plan that builds a new facility in Ridgecrest will help preserve the operation of the court facilities in that community which has a population of over 29,000 people. Given the relative isolation of Ridgecrest and its surrounding communities in the northeast corner of the County, continued operation of that courthouse must be a priority and the community must be supported with a new facility to meet their demonstrated and ongoing need to receive services within their own community.

By comparison, the City of Tehachapi only has a population of around 12,000 and its surrounding unincorporated communities comprise a combined total of roughly 18,000 people. Building a new consolidated facility in Tehachapi would be a complete waste of scarce public resources and would do more

to harm the administration of justice in our County than help. Given the limitations provided in your proposed three alternatives, we cannot, in good conscience, support plans that ignore the service needs of some of our most disadvantaged communities.

For continuity of service and in recognition of the decade-long acknowledgement by the state that both the Ridgecrest and Mojave facilities are on an "immediate needs" list, the Kern County Board of Supervisors respectfully requests that you **adopt a new plan that commits to building new courthouse facilities in both Ridgecrest and Mojave.**

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Flores", with a long horizontal flourish extending to the right.

Jeff Flores, Chairman  
Kern County Board of Supervisors

cc: The Honorable Patricia Guerrero, Chair, Judicial Council of California  
The Honorable Brad R. Hill, Chair, Court Facilities Advisory Committee  
Tamarah Harber-Pickens, Kern Superior Court Executive Officer  
Kern County District Attorney  
Kern County Public Defender  
Kern County Sheriff's Office  
Kern County Probation Department  
Honorable Members, Kern County Legislative Delegation  
Ron Strand, City of Ridgecrest  
Shaw Yoder Antwih Schmelzer & Lange

# California Legislature

STATE CAPITOL  
P.O. BOX 942849  
SACRAMENTO, CA 94249-0115

June 1, 2023

Presiding Judge J. Eric Bradshaw  
Attn: East Kern Courthouse Facilities  
Kern County Superior Court  
1415 Truxtun Avenue, Department 1  
Bakersfield, CA 93301

To the Honorable Judge Bradshaw,

We write to encourage you to return to the original plan of building new facilities in Ridgecrest and Mojave, which is supported by the City of Ridgecrest and the County of Kern. The public safety and judicial needs of East Kern are strong and cannot be compromised without a critical assessment of these alternatives.

For several years, the Judicial Council of California listed new courthouses in Ridgecrest and Mojave as “Immediate Needs” to serve residents in the greater region of East Kern. Abandoning these proposals has put judicial efficiency at risk. The loss of these courthouses would require Kern County residents in this remote region to travel upwards of three hours for court and would jeopardize local public safety, but also national defense issues for communities that support the Naval Air Weapons Station China Lake and Edwards Air Force Base.

Access to justice is a fundamental component of guaranteeing equality in the rule of law, and that right is at a heightened risk in rural parts of the state. Communities in East Kern are remote and already struggle with access to many basic services, so to deprive them of new courthouses would require citizens, victims, defendants, and jurors to travel for hours to the nearest courthouse. Police officers would also be taken off the streets to appear in court a few hours away when they should be closer to the communities they serve. Services at the Naval and Air Force bases will unnecessarily be interrupted when military and civilian personnel have to make extraordinarily lengthy drives to appear in court.

The facilities in Ridgecrest and Mojave have already been determined to need replacement prior to these proposed actions, and any future actions must include rebuilding in these cities. To maintain a strong, efficient judicial system, we encourage you to reconsider the existing proposal and focus on rebuilding the Ridgecrest and Mojave Courthouses.

Sincerely,

A handwritten signature in blue ink that reads "Vince Fong". The signature is fluid and cursive, with the first name being more prominent.

Vince Fong  
Assemblymember, 32nd District

A handwritten signature in black ink that reads "Shannon Grove". The signature is highly stylized and cursive, with large loops and flourishes.

Shannon Grove  
Senator, 12th District

A handwritten signature in black ink that reads "Thomas Lackey". The signature is cursive and somewhat stylized, with a prominent initial 'T'.

Tom Lackey  
Assemblymember, 34th District

KEVIN McCARTHY  
20<sup>TH</sup> DISTRICT, CALIFORNIA  
SPEAKER OF THE HOUSE



**Congress of the United States**  
**House of Representatives**  
**Washington, DC 20515-0520**

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BUILDING  
WASHINGTON, DC 20515  
(202) 225-2915

4100 EMPIRE DRIVE, SUITE 150  
BAKERSFIELD, CA 93309  
(661) 327-3611

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CLOVIS, CA 93611  
(559) 701-2530

[www.kevinmccarthy.house.gov](http://www.kevinmccarthy.house.gov)

June 2, 2023

The Honorable J. Eric Bradshaw  
Kern County Superior Court  
1415 Truxtun Avenue, Department 1  
Bakersfield, CA 93301

re: East Kern Courthouse Facilities

Dear Judge Bradshaw:

As you consider future courthouse locations in East Kern County, I urge you to construct new court facilities in Ridgecrest and Mojave, which will enhance our communities' access to justice, leverage ongoing federal investments within the region, and build upon existing state resources. As you know, the Judicial Council of California has identified new courthouses in Ridgecrest and Mojave as "Immediate Needs." Construction of facilities in Ridgecrest and Mojave will not only address the court's immediate needs, but also ensure the state court system is well positioned to address future growth in the years ahead.

Our community is home to Naval Air Weapons Station (NAWS) China Lake and Edwards Air Force Base (AFB), and these installations provide critical technology development and test work that our nation relies on to help ensure the safety and security of our country. Congress has recognized the significance of these organizations by making major recapitalization investments. Specifically, Congress has appropriated approximately \$3.7 billion to help rebuild NAWS China Lake after a devastating series of earthquakes in 2019 damaged the base. Significant facility investments are also being made at Edwards AFB, creating a firm foundation for future defense efforts in the years ahead, accompanied by new residents who will need judicial services.

Yet, new facilities and recapitalized infrastructure alone will not provide the resources needed to support the important work in this region. The State of California plays a vital role in the operations of these installations by providing supporting resources like access to justice. At a time when our national defense capabilities are more paramount than ever, we cannot afford the removal of existing state court facilities from our communities. This could cause base personnel to drive excessive distances to utilize the court system, which may negatively impact efficiency, resource allocation, and could be a contributing factor to recruitment and retention efforts at these crucial installations.

Thank you for your consideration of this matter, and I appreciate your efforts to administer justice within our community.

Sincerely,

KEVIN McCARTHY  
Member of Congress



CITY OF  
**TEHACHAPI**  
CALIFORNIA

5/31/2023

115 South Robinson Street  
Tehachapi, California 93561-1722  
(661) 822-2200 [www.LiveUpTehachapi.com](http://www.LiveUpTehachapi.com)

Presiding Judge J. Eric Bradshaw  
Kern County Superior Court  
1415 Truxtun Avenue, Department 1  
Bakersfield, CA, 93301

**SUBJECT: LETTER OF RECOMMENDATION FOR EAST KERN COURT ALTERNATIVE**

Dear Judge Bradshaw:

The City of Tehachapi would like the following information and opinion to be considered as part of the recent discussions surrounding the future of court services in Eastern Kern County and how Tehachapi plays into those options.

It has been noted in the past that the City of Tehachapi is not in support of relocating court services from the outlying communities of Mojave and Ridgecrest. While we realize the convenience of Tehachapi from a logistical standpoint for the courts, those of us in public service understand that sacrificing convenience to meet the needs of residents and taxpayers is part of our duty. With that in mind, the first two options are not tailored towards the best interest of our partners in East Kern from a demographic or practical standpoint. We continue to oppose closing/downsizing the Ridgecrest and Mojave courts to the detriment of our neighbors, and the distance they would have to travel for court services. It is the City of Tehachapi's opinion that leaving those courts as currently situated is of best service to the residents of Kern County.

Understanding that the status quo was not one of the options given for this public comment period, the City of Tehachapi would be inclined to support the third option of removing and deferring funding of a new East Kern Courthouse from consideration for the future fiscal year until a more suitable option that serves the needs of East Kern is presented.

However, should the courts decide on an alternative that includes building an East Kern Courthouse in the Tehachapi area, we understand the necessity for the courthouse to be appropriately positioned within our community, accessible to transit and other municipal utility services meaning any new development would be best situated in the Tehachapi City limits. As the courts are the experts in this area, we would respect your decision and the City of Tehachapi would be a willing partner in selecting the appropriate site and development for a courthouse.

Sincerely,

Greg Garrett  
City Manager  
City of Tehachapi



DEPARTMENT OF THE NAVY  
NAVAL AIR WEAPONS STATION  
1 ADMINISTRATION CIRCLE  
CHINA LAKE, CA 93555-6100

IN REPLY REFER TO:

5800

Ser N00/260

31 May 23

Presiding Judge J. Eric Bradshaw  
Kern County Superior Court Department 1  
1415 Truxtun Avenue  
Bakersfield, CA 93301

To the Honorable Judge Bradshaw,

I am writing on behalf of Naval Air Weapons Station (NAWS) China Lake and its 10,000 person Active Duty, Reserve, Department of Defense Civilian workforce, and their families in reference to the available courses of action for the Court regarding East Kern Courthouse Facilities. China Lake exists to get the most advanced and trustworthy weapons systems in history to our nation's warfighters. To do this, we depend on a specialized workforce that has many other options than the hot, remote, and desert environment to use their incredible skills and raise their families.

Loss of a courtroom or a decrease in available civil or criminal legal services in Ridgecrest would have an immediate negative impact on this installation's current readiness and its ability to support critical national defense activities. Moreover, it would have a chilling effect on workforce recruitment, retention and development, the long-term effects of which will reduce the ability for Naval Air Weapons Station China Lake to execute our critical mission. High housing prices, utility rates, and gaps in specialty health care are already stressing our installation team, especially the junior enlisted and civilian personnel, and creating unique challenges with recruitment and retention. Additionally, current and future workforce members that require even basic legal services would lose valuable time out of the office and would experience personal and professional impacts if forced to drive hours out of town.

Reductions in locally available court services will force service members and our civilian workforce to drive long distances for these services, and in so doing lose a full day of work and incur increased legal and other costs. This places additional stress on families that must sustain a dual-income to stay afloat or families that will be required to arrange and pay for substantial dependent care in order to access the court system. Service members and Navy civilians requiring security clearances can be disadvantaged professionally if court services are not readily accessible. The work done at Naval Air Weapons Station China Lake is highly dependent on security clearances, which are properly sensitive to matters handled before the courts. Here, loss or temporary suspension of a security clearance very likely means loss of a job and critically loss of Navy intellectual capital.

NAWS China Lake is remotely located in the Mojave Desert in California and responsible for the oversight and management the Navy's largest single landholding. Consisting of over 1.2 million acres, it represents 85 percent of the Navy's land primarily used for Research, Development, Acquisition, Test and Evaluation (RDAT&E) and provides over \$1 billion dollars in economic stimulus to the surrounding communities. China Lake hosts more than twenty tenant Commands aboard the installation because it is the best and, in some cases, only location where they can safely do their work. Naval Air Warfare Center Weapons Division (NAWCWD) is the largest tenant and is forecasted to grow in seven major areas including the integration of F-35, F/A-18 E/F/G, E-2D into the Carrier Air Wing of the future. China Lake is unique, important to national defense, and growing.

Underscoring the importance of this installation, Congress acted rapidly by appropriating and executing \$4 billion to rebuild China Lake immediately following the destruction left in the wake of two massive earthquakes in 2019. Such a substantial Congressional investment in a remote location such as China Lake is rare which shows the importance of the installation and its workforce to our national defense.

This earthquake reconstruction continues apace. The majority of our rebuild will be complete in 2024 with a few laboratories finishing in early 2025. Dips in staffing levels, operational capability, and facility readiness will be resolved as the installation returns to Fully Operationally Capable status. Today, we are just over halfway through the reconstruction effort and we are already seeing the positive impacts to Ridgecrest and our surrounding areas. Since 2018, there has been a 17% increase in payroll region-wide and China Lake remains Ridgecrest's largest employer with 1 in 5 residents working on the installation.

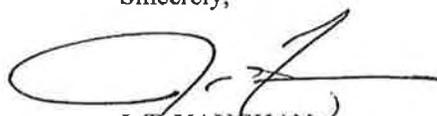
China Lake depends on a highly skilled, motivated, and very specialized workforce which has resulted in the City of Ridgecrest having one of the highest Ph. D. rates in the nation. The Active Duty military team is also made of specialty, niche rates and capabilities to run the airfield, load test weapons, and fly operational and developmental test missions. China Lake has experienced elevated attrition rates of the critically important technical workforce in recent years in part due to accessibility issues associated with community services and any reduction in court services would serve to negatively impact the quality of life in the area driving attrition even higher.

While statistics shown in the Public Hearing notice show trends downward in case filings, Jury Trials, and courtroom recruitment, the statistics do not tell the entire story. Ridgecrest has been in the middle of an historic rebuilding effort since 2018, the year of highest case filings in the last 9 years and the year just prior to the destructive earthquakes. The global COVID-19 pandemic negatively affected installation operational tempo, staffing, and use of community resources like the local courts. The fact that Ridgecrest has grown 2% per the notice despite an extraordinary natural disaster and a global pandemic is a testament to the town and the resiliency of the people that live here. Earthquake reconstruction, city infrastructure investments, and growth projected within NAWCWD as Ridgecrest's largest employer are all important vectors that point to a current and future need of full service legal capability here.

NAWS China Lake provides critical support by delivering quality shore-based facilities, base operating support services, safety and security, and range and airfield support to the Navy's RDAT&E mission. To continue doing so requires our specialized and very large workforce, one that depends on a full range of local legal services. Legal services matter to the Quality of Life of those who live and work here and to their retention in China Lake's workforce. Quality of Life for our workforce is therefore critical to our collective national defense. As such, I emphatically recommend that Division A and Division B services remain locally available in Ridgecrest and that court services not be diminished or made more difficult to access for our Active Duty, Reserve and Department of Defense Civilian workforce and their dependents.

My point of contact is my Command Staff Judge Advocate, Lieutenant Kevin Morris. He may be contacted at COMM: (619) 581-9242 or by e-mail at kevin.r.morris32.mil@us.navy.mil.

Sincerely,



J. T. VAUGHAN  
Captain, U.S. Navy  
Commanding Officer

**INDIAN WELLS BAR ASSOCIATION**

912 Perdew Avenue, Suite C  
Ridgecrest, California 93555  
760-446-5300

Presiding Judge J. Eric Bradshaw  
Attn: East Kern Courthouse Facilities  
Kern County Superior Court  
1415 Truxtun Avenue, Department 1  
Bakersfield, CA 93301

RE: Proposed Courses of Action for East Kern Courthouse Facilities

Dear Judge Bradshaw:

The Indian Wells Valley Bar Association requests that the court maintain two courthouses in Ridgecrest which is specified as the Second Alternative in your plan. We are opposed to the First Alternative which would eliminate the main courthouse in Ridgecrest, thereby curtailing many legal services for our community. This is based on the following concerns:

1. It would cause major problems for law enforcement in the Ridgecrest area because police and sheriff's officers would have to travel long distances for court hearings and trials. This would add significant costs to police services and decrease the number of officers available for patrol and investigative duties.

2. The reduction of local legal services would have a negative effect on operations at the Naval Air Weapons Station at China Lake. There are currently 7,360 base employees<sup>1</sup> who are Ridgecrest residents doing cutting edge research and development. Having to travel long distances for court appearances during the work week would interfere with the operation of essential programs at the base. These base employees who serve their country should not be denied essential legal services. China Lake is a national treasure for its ground breaking missile and military research and development and is regarded as the number one naval research and test facility in the United States. The base at China Lake covers 1.1 million acres or about 18,000 square miles and is approximately the size of the state of Rhode Island.

3. The Ridgecrest court has developed into a regional court; particularly, after the closing of the Lake Isabella courthouse. It not only serves the Ridgecrest area but China Lake, Inyokern,

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<sup>1</sup>. From a slide presented at the Economic Outlook Conference in Ridgecrest by Navy officials in February 2023.

China Lake Acres, Randsburg, Johannesburg, Pearsonville, Weldon, Onyx, Pearsonville, South Fork and South Lake as well as many residents of Lake Isabella, Wofford Heights and Kernville who prefer to travel to court in Ridgecrest rather than travel the canyon to Bakersfield.

4. It would be a burden to transfer court services outside of Ridgecrest because of the long travel distances involved. Many people do not have adequate transportation or funds to travel 60 miles to Mojave or 85 miles to Tehachapi. In criminal, family law and civil matters, evidence and witnesses would primarily be in located in Ridgecrest which would require travel by such witnesses and parties.

5. Because of base expansion and new hiring, the population of the Ridgecrest area will continue to grow and more legal services will be needed. Temporary housing has been added for 1,000 base construction workers with building to take place over many years. The city council recently approved the construction of an apartment complex of 361 units.<sup>2</sup> Construction is almost completed for an apartment complex of 76 units. A new four story Holiday Inn Express has opened and construction has started on another four story hotel.

6. The Ridgecrest court needs more legal services than are currently provided. Many cases are not able to be heard on a timely basis because of limited judicial availability. This is particularly true in family law matters. Normally, family law cases are heard in Ridgecrest on Wednesdays. However, matters taking more than 30 minutes and trials are typically set for a full day or half-day setting on Tuesdays. However, because of an excess number of cases needing special settings, matters are being scheduled six months in advance. This delay causes problems when there are urgent issues such as child custody, move-aways, and significant financial matters at stake.

Even when a case is scheduled on a Tuesday, it can be pre-empted by jury trials in Mojave, or judicial unavailability due to illness or for other reasons. Also, some Tuesdays are taken up with Department of Child Support hearings which limits available time. In the past, special settings were heard on Tuesdays and Thursdays and some Fridays. In summary,, Ridgecrest needs an expansion of legal services to deal with family law matters and not a reduction in legal services.

7. Ridgecrest is a growing community because of base expansion and the impact of the base economy on the city, county and state as a whole. This year, \$2.2 billion dollars<sup>3</sup> is budgeted for the Weapons Division at China Lake. In addition, \$3.7 billion dollars of construction has taken place on base so far for earthquake repair and new construction with the

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<sup>2</sup>. Daily Independent article, "Council Paves Way for New Apartment Complex, May 24, 2023; News Review article, " City Clears Way for New Villa Crest Apartments", May 26, 2023.

<sup>3</sup> From a slide presented at the Economic Outlook Conference in Ridgecrest by Navy officials in February 2023.

planned delivery of 37 facilities in 2023. The base is continuing to expand its operations and number of employees. There are also currently in excess of 600 unfilled positions open for hiring at China Lake.

8. Ridgecrest needs to get its fair share of government services and taking away one courtroom and legal services is not accomplishing that goal. Ridgecrest is a high income community with a high educational level because of the caliber of people that the base attracts. According to census bureau reports, 32 per cent of Ridgecrest individuals age 25 or older have a bachelor's degree or better and the average household income is \$77,534 as of 2021. Consequently, our local community contributes much more in the way of taxes and income to the Kern County economy than it receives in governmental services. Taking away essential legal services is both unnecessary and contrary to the interests of the area communities that our court serves.

9. There is lack of major transportation services from Ridgecrest to Mojave and Tehachapi. Dial-A-Ride service is not available in Ridgecrest. Greyhound bus service is not available. There is very limited service by Kern Transit to Mojave on Mondays, Wednesdays and Fridays with restricted hours of operation and limited locations of service.

Should you have any questions or desire any further information about our unique community and its special needs, please feel free to contact me.

Very truly yours,



WAYNE SILVA  
President  
Indian Well Bar Association

c: House Speaker Kevin McCarthy  
Supervisor Phillip Peters  
Admiral Keith Hash  
Captain Jeremy Vaughn  
Ron Strand, City Manager  
Jessica Weston, Daily Independent  
Pat Farris, News Review  
Rebecca McCourt, Chamber of  
Commerce  
Judge Kenneth Pritchard  
Assemblyman Vince Fong  
State Senator Shannon Grove  
Ridgecrest Mayor Eric Bruen

## NOTES REFERENCING COURT'S ATTACHMENTS

Population Statistics: The population of the Ridgecrest area is under reported. The population of Ridgecrest was 28,346 as of 2022.<sup>4</sup> Add to that China Lake Acres with 1,876, Inyokern 645, and the China Lake base at approximately 400, the total population for the immediate Ridgecrest area is in excess of 31,267. This does not include Randsburg or Johannesburg.

Case Filings: One of the reasons the Mojave Court has more filings than Ridgecrest is because of the many traffic ticket cases it handles.

Judicial Officers: Even though Ridgecrest and Mojave have the same number of judicial officers, it appears that our court gets less judicial assistance from Mojave than it gives to that court. Since Bakersfield is closer to Mojave, it also tends to get more judicial assistance from Bakersfield as well.

Staffing and Recruitment: Staffing has been particularly difficult as a result of Covid. However, the present court staff consist of many outstanding individuals who are doing an excellent job despite the many difficulties they face. One problem with recruitment is that the China Lake Navy Base pays substantially more than court employees receive in salary. However, despite the disadvantage in pay, many of the court's employees have remained loyal and are dedicated public servants..

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<sup>4</sup>. U.S. Census Bureau QuickFacts as reported in Google .



## SIERRA SANDS Unified School District

113 W. Felspar Ave., Ridgecrest, CA 93555 | Phone: 760-499-1600 | [ssusd.org](http://ssusd.org)  
Dave Ostash, Ed.D., Superintendent

June 2, 2023

The Honorable J. Eric Bradshaw  
Presiding Judge, Kern County Superior Court  
1415 Truxtun Ave, Department 1  
Bakersfield, CA 93301

**RE: Public Input on East Kern Courthouse Facilities**

Dear Judge Bradshaw,

I'm writing in opposition to the three proposed options regarding the future of East Kern Courthouses and specifically Ridgecrest, Tehachapi and Mojave. Any of these options will inevitably lead to the closure of the Ridgecrest Courthouse. This is unprecedented and unacceptable. I join with our public safety departments, our congressman and Speaker of the House Kevin McCarthy, Senator Shannon Grove, Assemblymen Tom Lackey and Vince Fong, our Ridgecrest City Council, Kern County Board of Supervisors', Sheriff Donny Youngblood, District Attorney Cynthia Zimmer among many others.

Instead, we strongly urge you to revert to the original plan that was approved by the Judicial Council in 2014 and reaffirmed in 2019 that placed the City of Ridgecrest on the "immediate needs list" for the building of a new courthouse in Ridgecrest. This alternative would offer great flexibility for the local court system to continue to deliver quality services across a diverse geographic region of our county's most vulnerable population.

Accepting any of these options is geographically and unfairly disproportionate. The City of Ridgecrest is growing and with an estimated 30,000 residents, any other proposed option moves the Ridgecrest Courthouse one step further to being permanently closed. In comparison, the City of Tehachapi has approximately 14,000 residents; and while that may be more centrally located to a few judicial staff that would occasionally need to travel from Bakersfield to Ridgecrest, it is unacceptable to displace over 85,000 taxpaying citizens in the communities of Ridgecrest, Mojave, Boron, Rosamond, California City, Edwards Air Force Base and North Edwards to satisfy the desire of a few slightly inconvenienced judicial staff.

*As the superintendent of our school district, with its enrollment of just over 5,000 students, we rely heavily on the readiness and availability of our local police force for our assured safety. As everyone is aware there is a persistent staffing shortage in school districts, as well as police forces. It is imperative that our courthouse remain local so that quick response time by our officers and, most especially, our two School Resource Officers is guaranteed.*

Given the limitations provided in your proposed three alternatives, I cannot in good conscience, support plans that ignore the service needs of our already neglected community.

**I urge you to move forward with the decades' long acknowledgement by the state that the Ridgecrest facilities are on the "immediate needs" list and adopt a new plan that commits to building a new courthouse facility in Ridgecrest once and for all.**

Sincerely,



Dave Ostash, Ed.D.  
Superintendent

**DEPARTMENT OF CALIFORNIA HIGHWAY PATROL**

1313 Highway 58  
Mojave, CA 93501  
(661) 823-5500  
(800) 735-2929 (TT/TDD)  
(800) 735-2922 (Voice)



June 1, 2023

File No.: 830.16364

The Honorable Presiding Judge J. Eric Bradshaw  
East Kern Courthouse Facilities  
1415 Truxtun Avenue, Department 1  
Bakersfield, CA 93301

Re: East Kern Courthouse Facilities

Dear Presiding Judge Bradshaw:

The California Highway Patrol (CHP) Mojave Area has received your notice of *Informational Public Meetings* for East Kern Courthouse Facilities. After review of the proposed measures, it is my recommendation the court consider the impact such proposal will have on public safety in the East Kern Communities, as well as the negative effect on public service. With public safety and service being paramount, I oppose this project and further suggest removal of the East County Courthouse consolidation project from funding consideration.

The CHP Mojave Area serves East Kern Communities from the Kern County Line in InyoKern, Ridgecrest, to Boron, Rosamond, Mojave and the Tehachapi areas. The Mojave Area has a resident post in InyoKern staffed with five officers and one supervisor, servicing the InyoKern and Ridgecrest Communities. Closing the Ridgecrest Superior Court Branch or even limiting resources for this community would cause the limited number of officers working, to be away from the Area, and in essence not be available to provide much needed law enforcement services. This closure would also have a negative impact for residents and visitors of East Kern County.

The remainder of the Mojave Area is patrolled by officers assigned to the Area office located in Mojave, which is situated less than .4 miles east of the Mojave Superior Court Branch. Currently, 18 officers and two supervisors are assigned patrol responsibilities. Closing, or limiting services at this branch, will also have a significant negative impact on our operations as well as service to the public. Criminal and traffic complaints are personally delivered to the court and any last-minute requests are quickly accommodated based on the proximity from the Mojave Superior Court Branch to our office. Our Area office routinely has walk ins who have attended a court trial, hearing, or have other business at the local branch and are in need of additional services by our Department. Closing the branch would not allow for the public to



Presiding Judge J. Eric Bradshaw  
Page 2  
June 1, 2023

have the available services in the close proximity, resulting in a negative impact for them. Additionally, it is not unusual for the Tehachapi Area to experience significant inclement weather, resulting in the closure of State Route 58 and preventing travel to the Tehachapi Area where your proposal suggests the relocation for a new courthouse.

Based on the reasons provided above, I cannot support the closing, or limiting of services at the current East Kern Courthouse Facilities. It is the California Highway Patrol's mission to provide the highest level of safety, service, and security to the people of California. I would like to thank you for your time. Please accept this letter of opposition to this project. If you have any questions, feel free to contact me directly at (661) 823-5500.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. D. Pagano", with a long horizontal flourish extending to the right.

M. D. PAGANO, Lieutenant  
Commander  
Mojave Area

# **Women's Center - High Desert, Inc.**

134 South China Lake Boulevard • Ridgecrest, CA 93555

Phone (760) 371-1969 • Fax (760) 371-3449 • [womenscenter.hd@wchdinc.org](mailto:womenscenter.hd@wchdinc.org)

Presiding Judge J. Eric Bradshaw  
Attn: East Kern Courthouse Facilities  
Kern County Superior Court  
1415 Truxton Avenue, Department 1  
Bakersfield, CA 93301

Dear Presiding Judge J. Eric Bradshaw,

The Women's Center-High Desert, Inc. ("WCHD") was established in 1978 and has been providing services for all of East Kern County and surrounding areas. All services are free of charge regardless of age, race, or gender. WCHD offers services to survivors of domestic violence, sexual assault, and human trafficking. Our agency provides assistance with domestic violence restraining orders, sexual assault civil harassment restraining orders, shelter, counseling, Prison Rape Elimination Act (PREA), court advocacy, and court accompaniment. From 2022 to the present, WCHD filed 303 restraining orders.

WCHD is advocating for the fourth alternative. Having one of the Ridgecrest courtrooms close will be detrimental to our community for multiple reasons. Most clients do not have the means or resources available to them for commuting. If they do, they may have to take public transportation which could then potentially force them to travel with their perpetrators. This commute is unsafe for our staff and clients to have to travel the main highway which is an isolated area leaving them vulnerable and at risk to be on the road at the same time as their perpetrator. Additionally, leaving us understaffed to accompany and assist clients. Extreme weather conditions frequently cause the main highway into Tehachapi to be closed, causing clients to potentially miss court. Additionally, the current courtrooms available in Ridgecrest are already often at capacity.

We hope that you will take this into consideration.



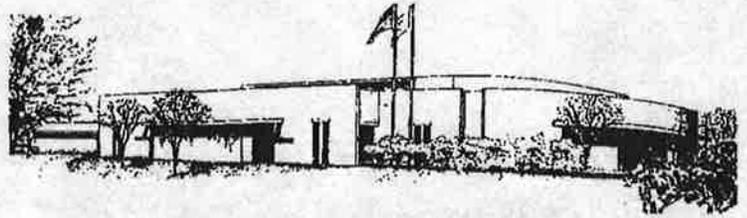
Carol Beecroft

Chief Executive Officer



# CITY OF CALIFORNIA CITY POLICE DEPARTMENT

JESSE HIGHTOWER  
Chief of Police



(760) 373-8606 INCORPORATED 1965

## LETTER OF OPPOSITION TO CLOSING MOJAVE AND RIDGECREST COURTS

To whom it may concern,

Please let this letter serve as opposition to the closing of the Mojave and Ridgecrest courts and relocating them to Tehachapi. This would have a severe impact on not only my agency, but the Ridgecrest Police Department and the California Highway Patrol. My reasons for opposition are as follows:

- 1) The Mojave Courthouse is already busy and can barely handle its current case load. If the Mojave and Ridgecrest Courts are to close and consolidate to Tehachapi, how can just one courthouse handle the volume of cases from the entire East Kern? (Boron, North Edwards, Rosamond, Mojave, California City, Ridgecrest, and Tehachapi)
- 2) Longer time spent in the courthouse means less officers on patrol and more money spent on overtime expenditures.
- 3) The distance traveled for Ridgecrest Police Officers and Officers of the California Highway Patrol stationed in Ridgecrest would be excessive.
- 4) There wasn't mention of the jails in Mojave and Ridgecrest closing, but it would seem likely that these would also be affected. If these also close, again that means less officers on patrol, increased overtime, and increased fuel costs in an already problematic fiscal era. As it stands now, when California City Police Officers must transport a prisoner to Bakersfield, it is a minimum of a three-hour turn-around, and that is only if the Central Receiving Facility is not busy, and the prisoner doesn't require a medical clearance. If CRF is busy and or the prisoner requires medical clearance, that three hours is now at least six.
- 5) Plaintiffs, defendants, and witnesses would also be affected. Especially those that live in Boron, North Edwards, Rosamond, and Ridgecrest. The distance and time they would be required to travel is greatly increased. A lot of these people are on assisted living with minimal income, so this would be an additional burden on them.
- 6) Has there been any literature or internet postings about this made to the public? How are they being informed of these potential changes? I myself only received notification Monday the 29<sup>th</sup>, and it did not come from the Court. It was forwarded to me from a neighboring agency. Are there any additional meetings planned to discuss this and get feedback from the communities?

Thank you for your time and consideration on this matter. I look forward to having future discussions.

Respectfully,

Jesse Hightower, Chief of Police

[jhightower@californiacitypd.org](mailto:jhightower@californiacitypd.org)



## COUNTY OF PLACER

### BOARD of SUPERVISORS

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**COUNTY EXECUTIVE**  
Jane Christenson, County Executive Officer

175 FULWEILER AVENUE / AUBURN, CALIFORNIA 95603  
TELEPHONE: 530/889-4030  
FAX: 530/889-4023  
[www.placer.ca.gov](http://www.placer.ca.gov)

April 12, 2023

Hon. Brad R. Hill, Administrative Presiding Justice, 5<sup>th</sup> District Court of Appeal  
Chair, Court Facilities Advisory Committee  
Transmitted via email to: [cfac@jud.ca.gov](mailto:cfac@jud.ca.gov)

### **Re: North Tahoe Courthouse Replacement**

Dear Justice Hill:

I am writing to reiterate Placer County's commitment to replacing the facility on Burton Creek Drive in Tahoe City with a new, modern facility to serve our communities' justice needs for decades to come. Because we currently share the existing building with the Placer County Superior Court (whose needs cannot be met at the existing facility), it is in the interest of both the County and the Courts to work collaboratively to develop a new solution that serves both agencies and the North Lake Tahoe community.

The County and Court, with advisory support from Judicial Council staff, have worked together to plan a joint North Tahoe justice center campus for the County and the Court. This is predicated on remaining at the Burton Creek site, a location that is consistent with Tahoe Regional Planning Agency (TRPA) requirements for redevelopment, a prerequisite to any construction in the Tahoe Basin. County Departments have long expressed their interests in the justice center and courthouse remaining at the existing site due to proximity to the community served and time/cost savings realized by avoiding the purchase/entitlement process for a new site. For similar reasons, the County strongly supports a co-located courthouse at the Burton Creek site. Co-locating minimizes the overall need for holding facilities in the Tahoe Basin, by allowing the Court to use the Sheriff's Department jail as holding for the majority of defendants on calendar and minimizing in-custody transportation and other logistical challenges for county agencies. To that end, the County offers the following:

1. The County will divide the existing parcel to allow for the sale of the courthouse location to the State.
2. The County commits to a fair price for the sale of the new parcel. The County is willing to enter negotiations on sale price immediately. The County is willing to discuss a reduced sale price depending on the commitment of the Judicial Council or State to the locations infrastructure costs.
3. Sharing of infrastructure costs.
4. Sharing of environmental review costs.
5. Sharing of construction costs for a bridge or other covered passageway between the County Justice building and the Courthouse to allow foot traffic during winter months.

6. Use of temporary space in the County's new building for a transitional period while the Court is under construction. This would allow for the Court to remain at the same site throughout the process.

We believe a shared commitment by the County and the Court to construct new facilities at the existing site will benefit both parties immensely by saving considerable time and money. Even more, this joint campus will more effectively and efficiently serve the North Lake Tahoe area. As we continue to advance the project, Placer County looks forward to continuing our positive partnership with your office.

Sincerely,

A handwritten signature in black ink, appearing to read "Jane Christenson", with a long horizontal flourish extending to the right.

Jane Christenson  
County Executive Officer

# County of Placer Board of Supervisors

175 Fulweiler Avenue  
Auburn, California 95603  
(530) 889-4010  
bos@placer.ca.gov

BONNIE GORE  
District 1

SHANTI LANDON  
District 2

JIM HOLMES  
District 3

SUZANNE JONES  
District 4

CINDY GUSTAFSON  
District 5



May 9, 2023

Hon. Brad R. Hill, Administrative Presiding Justice, 5<sup>th</sup> District Court of Appeal  
Chair, Court Facilities Advisory Committee  
Transmitted via email to: [cfac@jud.ca.gov](mailto:cfac@jud.ca.gov)

## Re: North Tahoe Courthouse Replacement

Dear Justice Hill:

The Placer County Board of Supervisors (Board) continues to be committed to replacing the facility located at 2501 N. Lake Blvd., Tahoe City, CA 96145, known as Burton Creek with a new, modern facility to serve the County's needs for decades to come. As you are aware, Placer County currently shares the existing building with the Placer County Superior Court (Court), and because the needs of the Court cannot be met with the existing facility, it is in the interest of both the County and the Court to continue work collaboratively on a solution that serves us both.

Building on the Memorandum of Understanding that was executed in 2022, initial analysis appears to be consistent with the Tahoe Regional Planning Agency (TRPA) requirements for redevelopment at the existing site and due to proximity to the community served, and time and cost savings realized by avoiding the purchase of new property. It is the Board's wish to continue to have each of our facilities at the same site, which minimizes in-custody transportation and other logistical challenges. The Board believes that a shared commitment by the County and the Court to construct new facilities at the existing site, will benefit both parties immensely by saving time and money. To this end, the Board is committed to offering a fair price for the sale of a portion of the existing property needed for the Court to build its new facility as well as sharing in infrastructure costs and environmental review costs for this site. The April 12, 2023 letter from County Executive Officer Jane Christenson, attached, provides additional detail.

The Board urges the Court Facilities Advisory Committee to continue to advance the North Tahoe Courthouse by moving forward with site acquisition and design of a 15,000sq/ft facility. The County looks forward to continuing our positive working relationship with the Judicial Council and are happy to assist. Should any members of the Court Facilities Advisory Committee wish to discuss this project, please contact Steve Newsom at [snewsom@placer.ca.gov](mailto:snewsom@placer.ca.gov) or at (530) 886-4948.

Sincerely,

COUNTY of PLACER

A handwritten signature in blue ink that reads "Jim Holmes".

Jim Holmes, Chair  
Placer County Board of Supervisors

Cc: Members of the Court Facilities Advisory Committee  
The Honorable Presiding Judge Alan V, Pineschi, Placer County Superior Court  
Steve Newsom, Placer County Facilities Director

# **Court Facilities Advisory Committee Site Selection Report**

New San Luis Obispo Courthouse  
Superior Court of California,  
San Luis Obispo County

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June 27, 2023



# Agenda

- Project Summary
- Property Search
- Site Selection Criteria
- Site Test Fits
- Project Schedule
- Project Budget



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OF CALIFORNIA

ADMINISTRATIVE DIVISION  
FACILITIES SERVICES

# Project Summary

- Authorized Building Area: 145,000 BGSF
- 5-Stories, no basement
- 12 Courtrooms
- Consolidate court operations, replacing three existing facilities
- Approved site area: 2.5-acres
- PAG site selection approval recommending site acquisition of property in Downtown core



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DISMISSED – 100-Yr Flood Zone

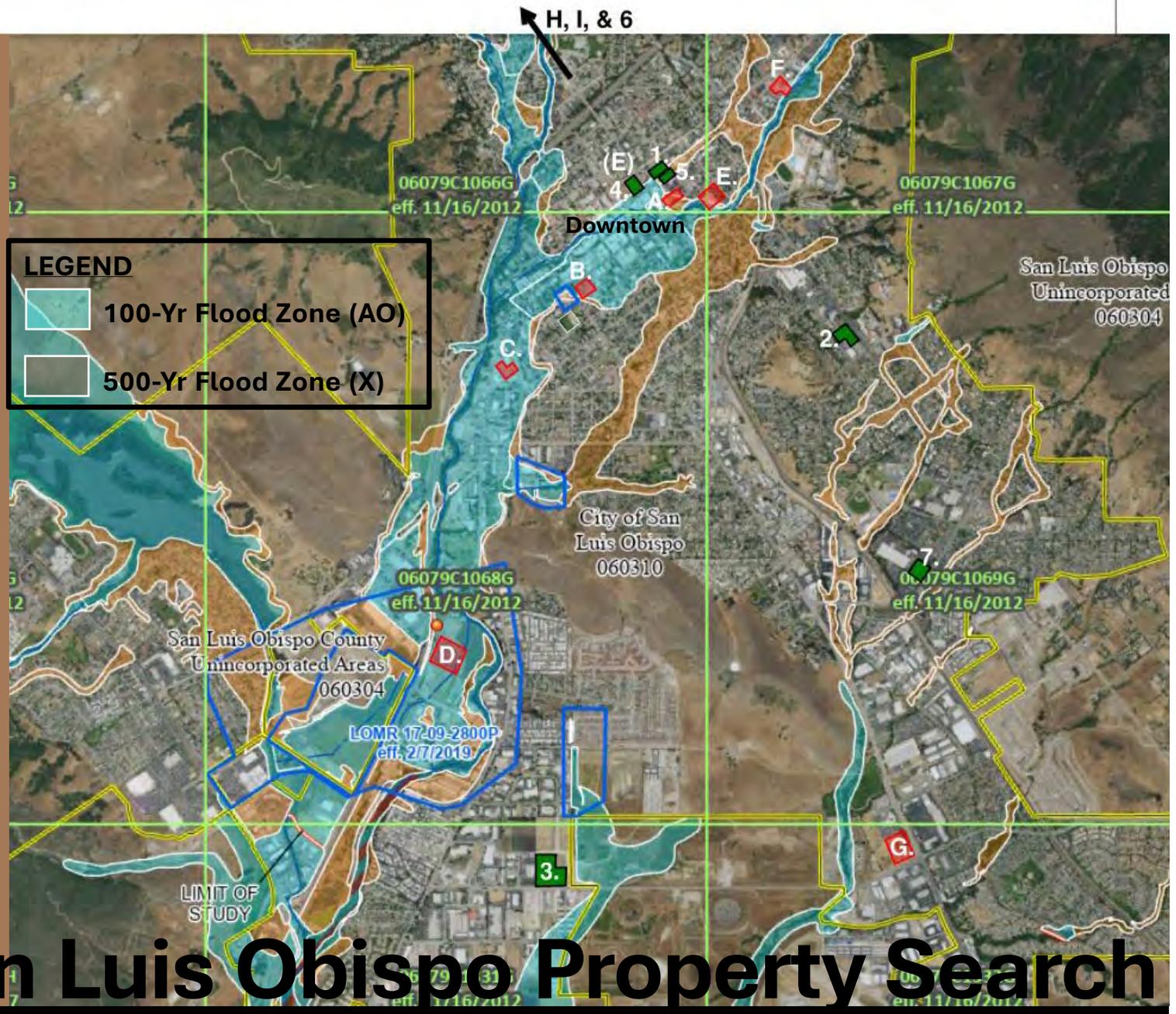
- A. OLD BANK OF AMERICA PROPERTY
- B. WELLS FARGO BLOCK (NIPOMO & MARSH)
- C. PG&E / THE SUB PROPERTIES
- D. SUNSET DRIVE-IN PROPERTY

DISMISSED – Not Offered for Sale

- E. RETAIL PROPERTY (RITE-AID)
- F. DAYLIGHT GARDENS PROPERTY
- G. BROAD/TANK FARM CORNER
- H. SANTA ROSA PROPERTY
- I. STATE HWY-1 / CAL POLY

CONSIDERED

- 1. KIMBALL PROPERTY
- 2. JOHNSON PROPERTY
- 3. TANK FARM PROPERTY
- 4. EXISTING (E) COURTHOUSE
- 5. TORO STREET PROPERTY
- 6. STATE HWY-1 / ACROSS FROM JAIL
- 7. LAUREL CREEK PROPERTY

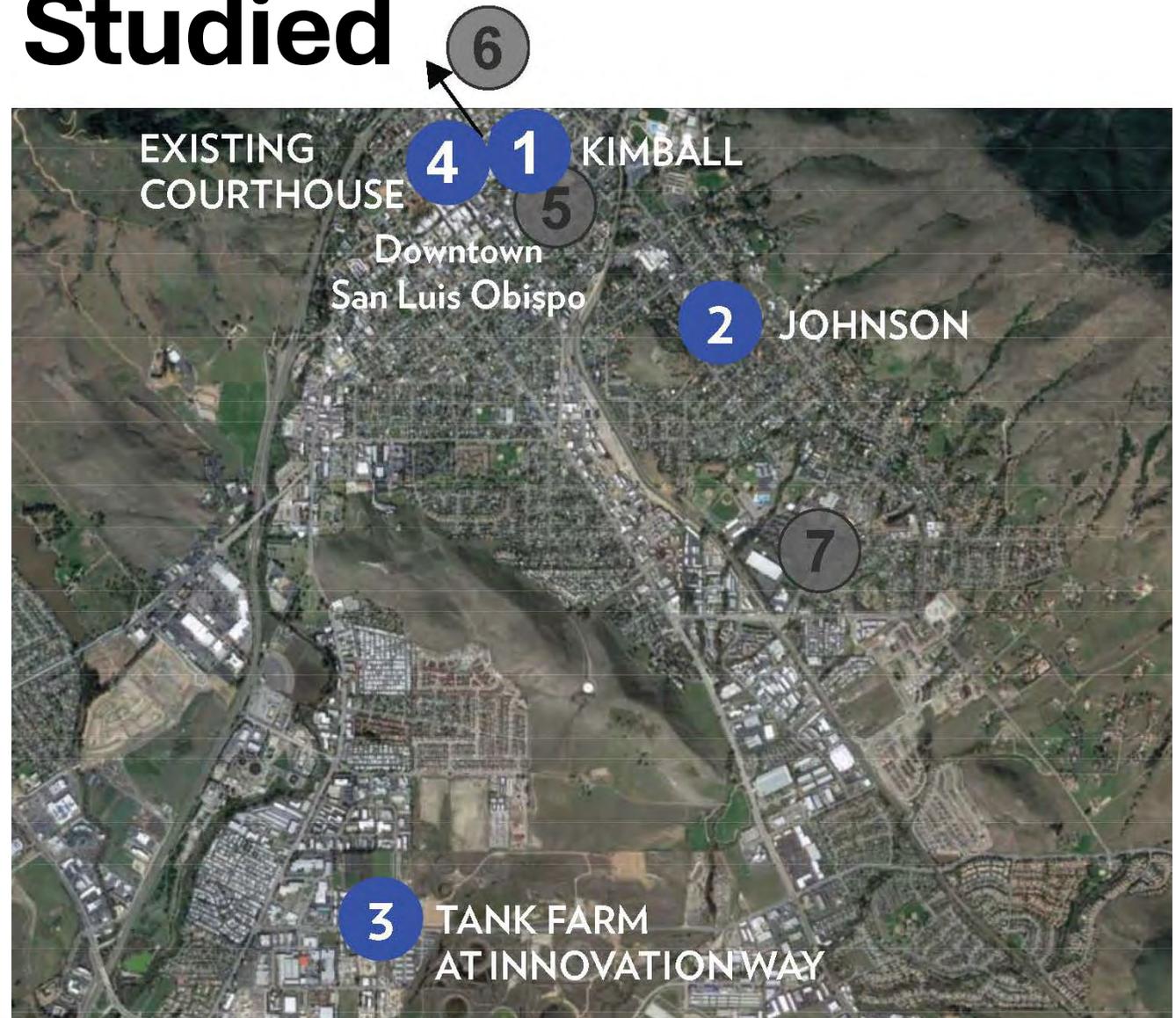


# San Luis Obispo Property Search

# Four Properties Studied

All properties within the City of San Luis Obispo

- 1) Kimball Property;  
County of San Luis Obispo
- 2) Johnson Property;  
County of San Luis Obispo
- 3) Tank Farm Property @  
Innovation Way; Single  
Owner, multiple parcels
- 4) Existing Courthouse  
Property; County of San  
Luis Obispo



# Site Selection Criteria

## Site Features:

- Required Site Area/Site Coverage
- Location Preferences/Adjacencies
- Security Concerns
- Sustainability
- Neighborhood Character/Immediate Surroundings
- Traffic and Transportation
- Image and Visibility
- Local Planning Requirements/Incentives
- Budget
- Schedule

## Project Requirements:

- Site Context
- Physical Elements
- Public Streets and Alleys
- Subsurface/Geotechnical Conditions
- Seismic Conditions
- Utility Infrastructure/Local System Capacity/Condition
- Existing Use, Ownership and Control

## Financial Factors



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FACILITIES SERVICES

# Site Selection Criteria

## PAG Site Ranking & Weighting

- Use of standardized, objective site criteria for selection of sites
- Use of point-assignment system (5,3,1)
- Use of Multiplier-based weighting

SITE SELECTION CRITERIA		DEFINITIONS			Site 1 Kimball	Site 2 Johnson	Site 3 Tank Farm	Site 4 Existing	Weight	Site 1 Kimball	Site 2 Johnson	Site 3 Tank Farm	Site 4 Existing
'Criteria Category'		Preferred (High Points: 5)	Acceptable (Med Points: 3)	Not Preferred (Low Points: 1)	Points	Points	Points	Points		Points	Points	Points	Points
SC1	'Criteria Heading'												
SC1.1	'Criteria Description'	'text'	'text'	'text'	3	3	1	1	1	3	3	1	1
SC1.2	'Criteria Description'	'text'	'text'	'text'	5	3	1	3	5	25	15	5	15
SC1.3	'Criteria Description'	'text'	'text'	'text'	3	3	5	3	1	3	3	5	3
SC1.4	'Criteria Description'	'text'	'text'	'text'	3	3	3	3	3	9	9	9	9
										40	30	20	28
									Ranking	1	2	4	3

Sample

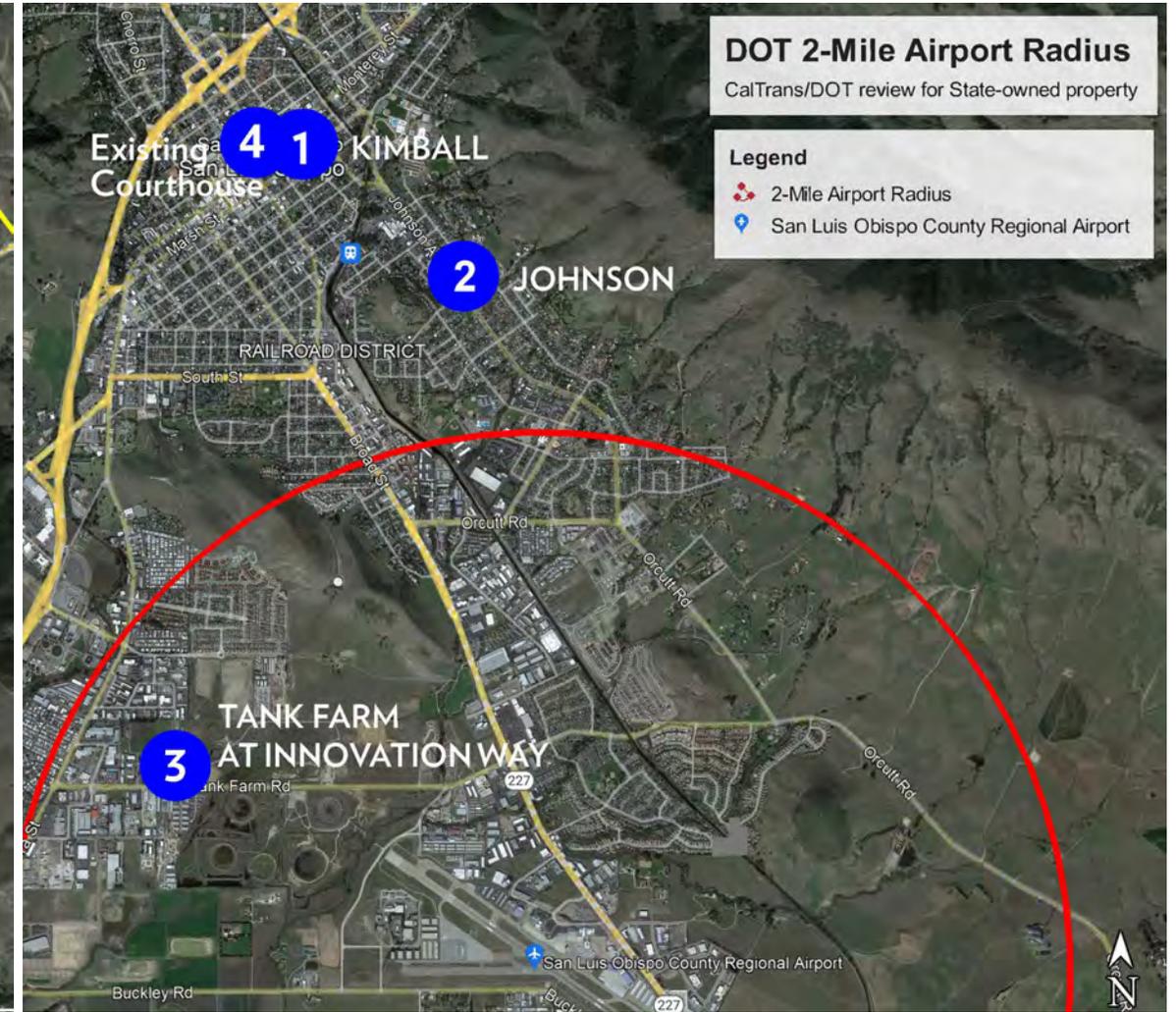


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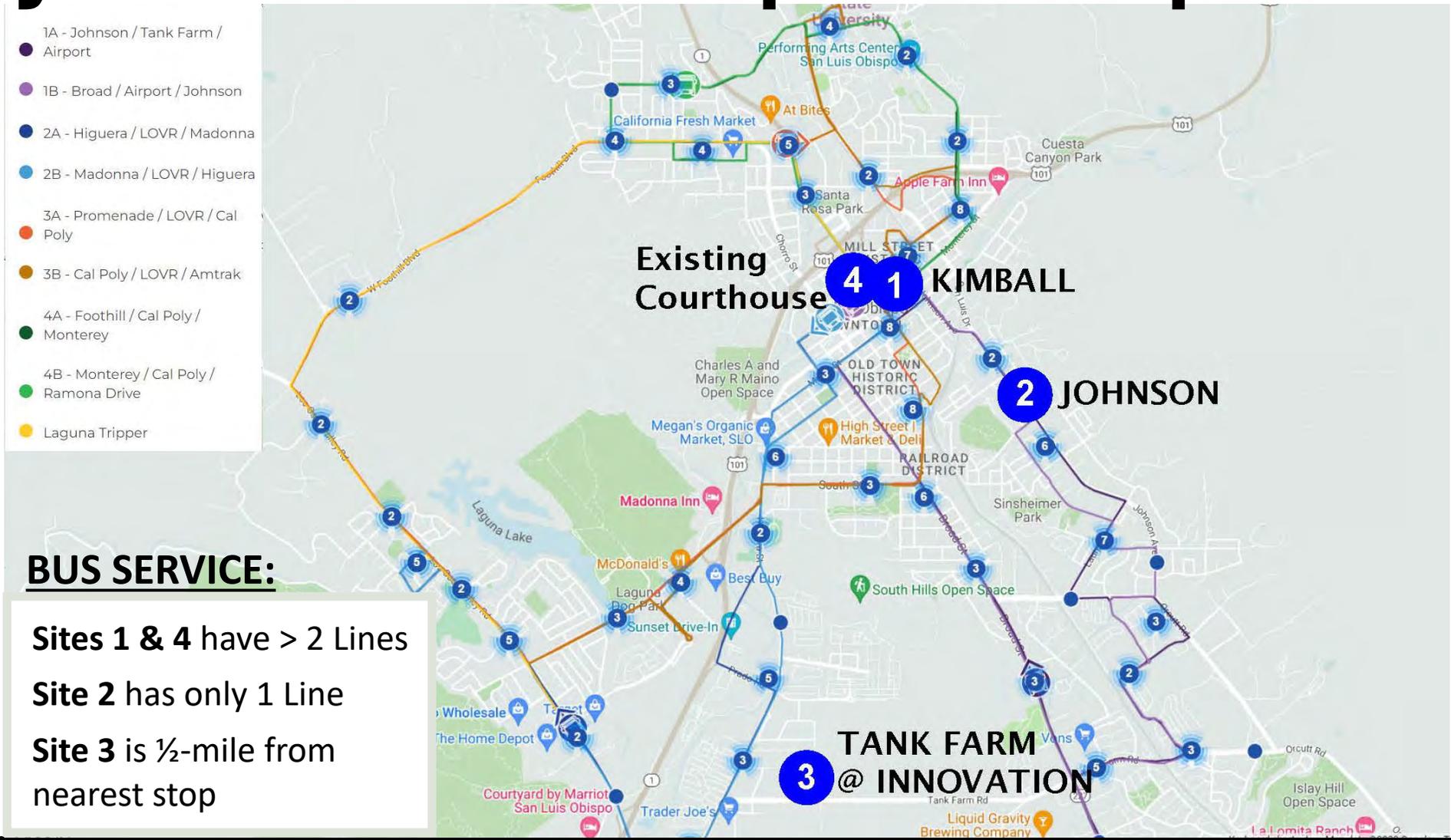
# City of San Luis Obispo – Downtown



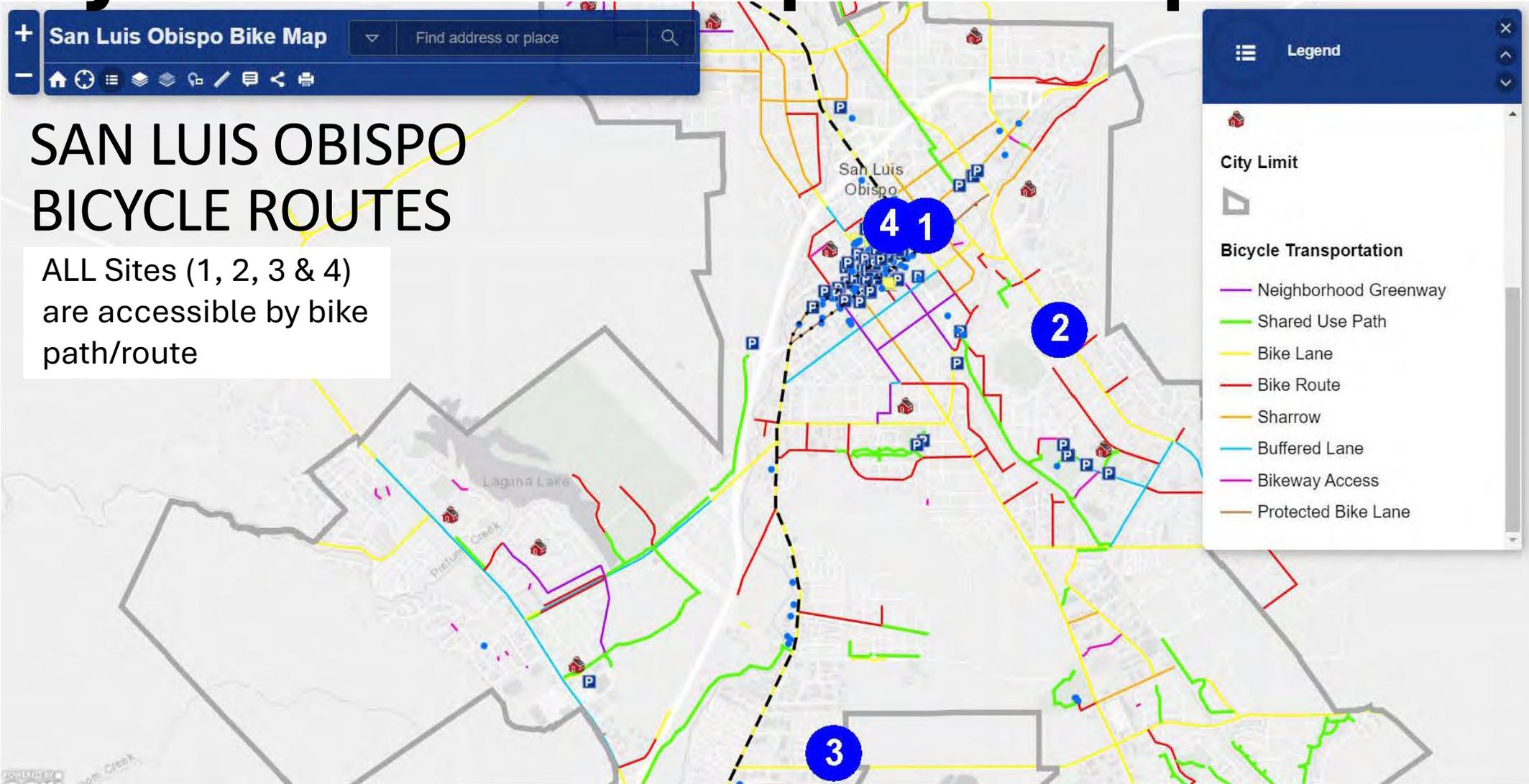
# City of San Luis Obispo – Radius Maps



# City of San Luis Obispo - Transportation



# City of San Luis Obispo - Transportation



## SAN LUIS OBISPO BICYCLE ROUTES

ALL Sites (1, 2, 3 & 4) are accessible by bike path/route

SITE SELECTION CRITERIA FOR:  
County of San Luis Obispo, New San Luis Obispo Courthouse

SITE SELECTION CRITERIA	DEFINITIONS			Site 1	Site 2	Site 3	Site 4	Weight	Site 1	Site 2	Site 3	Site 4
				Kimball	Johnson	Tank Farm	Existing		Kimball	Johnson	Tank Farm	Existing
		Preferred (High Points: 5)	Acceptable or Neutral (Medium Points: 3)	Not Preferred (Low Points: 1)	Points	Points	Points	Points	Points	Points	Points	Points
<b>SC1 Required Site Area/Site Coverage</b>												
SC1.1	Program Site Area is: 2.5 acres min.	2.5 acres	2.0 acres or more than 2.5 acres	Less than 2.0 acres	1	5	3	1	1	5	3	1
SC1.2	Site Development Potential for Parking	Site has expansion potential	Site has limited expansion potential	Site does not have expansion potential	1	1	1	1	1	1	1	1
<b>SC1.3 Site Coverage</b>												
SC1.3	Floor Area Ratio	FAR is compatible with project	FAR requires site and building program changes	FAR is incompatible with project requirements	5	5	5	5	1	5	5	5
SC1.4	Maximum number of floors (basement and above ground)	Site allows 5-story development + basement	Site only allows 3-story development + basement	Site only allows 1 story development	5	5	3	5	3	15	15	9
<b>SC2 Location Preferences</b>												
<b>SC2.1 Adjacencies to:</b>												
SC2.2	+ County Justice Partners, District Attorney	Within 1 - 2 blocks walking distance (<1/8 mi) of site	Within 3 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	5	1	1	5	5	25	5	5
SC2.3	Public Defender	Within 1 - 2 blocks walking distance (<1/8 mi) of site	Within 3 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	5	1	1	5	5	25	5	5
SC2.4	+ Child Support Services (if meet and confer spaces are not available)	Within 1 - 2 blocks walking distance (<1/8 mi) of site	Within 3 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	5	1	1	5	2	10	2	10
SC2.5	Downtown	Property is within Downtown San Luis Obispo (SLO) - 1/2 Mile	Property is easily accessible and has amenities	Site beyond 1 mile of Downtown SLO	5	1	1	5	5	25	5	5
<b>SC3 Security Requirements</b>												
SC3.1	Ability to provide a 25' setback: unscreened vehicles (treat + building)	Site provides for more than required 25' setback	Site provides for required 25' setback	Site provides for less than required 25' setback	5	5	5	5	5	25	25	25
SC3.2	Adjacent off site structures are less than 35 feet above ground.	There are no adjacent structures to impose a threat	Adjacent off site structures exceed at 35 feet	Adjacent structures are taller than the court building	3	3	5	3	3	9	9	15
SC3.3	Public Utility Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	5	5	1	3	1	5	5	1
SC3.4	Private Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	5	5	1	5	1	5	5	1
<b>SC4 Sustainability/LEED</b>												
SC4.1	Site elevation	Site elevation outside 100-yr 5 500-yr flood zone (FEMA)	Site has 0.2% or 1% annual -1-ft depth - 500-yr flood (FEMA)	Site includes 100-yr flood zone (FEMA)	1	5	5	1	5	5	25	25
SC4.2	Solar orientation	Site/surrounds enhance natural daylight to project	Site/surrounds partially support natural daylight to project	Site/surrounds prevent natural daylight to project	3	3	5	3	1	3	3	5
<b>SC5 Neighborhood Character/Immediate Surroundings</b>												
<b>SC5.1 Neighborhood Compatibility Parameters:</b>												
SC5.2	Residential (Single Family)	Courthouse on this site fits surrounding use	Courthouse on this site may fit surrounding use	Courthouse on this site does not fit surrounding use	5	3	3	5	3	15	9	9
SC5.3	Local Retail Area	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3-6 blocks walking distance (1/2 mi) of site	Beyond 1/2 mile of site	1	1	3	1	2	2	2	6
SC5.4	Institutional Buildings	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3-6 blocks walking distance (1/2 mi) of site	Beyond 1/2 mile of site	5	1	5	5	4	20	4	20
SC5.5	Governmental Buildings/Center	Beyond 1 mile of site	Within 1/2 - 1 miles of site	Within 1/2 mile of site	5	5	5	5	1	5	5	5
SC5.6	Industrial Areas	Within 6 blocks walking distance (1/2 mi) of site	Within 1/2 - 1 mile of site	Greater than 1 mile from site	5	3	1	5	5	25	15	5
SC5.7	Neighborhood concerns to adjacent courthouse	Beyond 2 miles of site	Within 1 - 2 miles of site	Within 1 mile of site	5	3	1	5	1	5	1	5
SC5.8	Neighborhood concerns to adjacent courthouse	No neighborhood concerns	Some neighborhood concerns	Extensive neighborhood concerns	5	1	3	5	2	10	2	6
<b>SC6 Immediate Surroundings</b>												
SC6.1	Neighborhood Condition - Economic Vitality	Area has strong economic potential for redevelopment	Area has moderate economic potential for redevelopment	Area has no or low economic potential for redevelopment	5	1	3	5	3	15	3	9
SC6.2	Office space potential for Justice Partners & Legal Community to lease/build	Within walking distance of 1 - 3 blocks (< 1/8 mi) of site	Within 1/8 - 1 mile of site	Greater than one mile from site	5	5	5	5	3	15	15	15
<b>SC7 Traffic and Transportation</b>												
SC7.1	Accessibility to public bus service (LEED: 1/4 mi of stops for 2 lines)	2 Bus Lines/Routes within 1 - 3 blocks (<1/8 mile) of site	One Bus Line stop within 5 blocks (<1/2 mile) of site	Bus line stop > 1/2 mile and/or not walking distance to site	5	3	1	5	5	25	15	5
SC7.2	Accessibility to regional bus or rail service (LEED: 1/2 mile of station)	Stations within 1/2 mile of site	Stations within 1/2 - 2 miles of site	No access to or far from regional bus or rail service	5	3	1	5	5	25	15	5
SC7.3	Accessibility to Highway 101	Site within 1 mile of a highway exit/entrance	Site 1 - 3 miles from highway exit/entrance	Site not near to highway exit/entrance (>3 miles)	5	3	5	5	1	5	3	5
SC7.4	Accessibility to public parking (current or planned)	Site within 1 - 3 (<1/8 mi) blocks of public parking	Site within 3-6 blocks (<1/2 mile) of public parking	Site not walking distance to public parking (>1/2 mile)	5	1	1	5	5	25	5	5
SC7.5	Accessibility to bike path/route (current or planned)	Site within 1/2 mile of bike path/route	Site 1/2 - 2 miles of bike path/route	Site not near to bike path/route (>2 miles)	5	5	5	5	5	25	25	25
<b>SC8 Insign and Visibility</b>												
SC8.1	Visibility of Site to Public	Site is visible and easy to find	Site has moderate visibility	Site is remote and difficult to find	5	5	5	5	4	20	20	20
SC8.2	Impact to Court's Level of Service to the Public	Site has no impact to Public Level of Service	Site has moderate impact to Public Level of Service	Site has significant impact to Public Level of Service	5	5	5	1	5	25	25	25
<b>SC9 Local Planning Requirements/Initiatives</b>												
SC9.1	Compliance with local comprehensive land use plan	Project at site would fully comply with land use plan	Project at site would partially comply with land use plan	Project at site does not comply with land use plan	5	1	3	5	3	15	3	9
SC9.2	Site for courthouse supports County and City planning initiatives	Definitively supports County and City planning initiatives	Somewhat supports County and City planning initiatives	Contrary to County and City planning initiatives	5	1	1	5	3	15	3	3
<b>Site Features Subtotal</b>									451	287	285	429
<b>PROJECT REQUIREMENTS - Technical &amp; Physical Features</b>												
<b>SC10 Environmental</b>												
SC10.1	Environmental mitigation measures required	Categorical Exemption	Mitigated CEQA Negative Declaration	CEQA Full EIR	3	1	1	3	5	15	5	5
SC10.2	If existing structures are to be demolished, is abatement necessary?	No hazardous materials or abatement necessary	Some hazardous materials and abatement necessary	Extensive hazardous materials and abatement necessary	3	5	3	1	3	9	15	9
SC10.3	Previous environmental concerns, e.g. industrial, farming, wetlands, etc.	No previous environmental concerns	Some previous environmental concerns	Extensive previous environmental concerns	5	3	3	5	3	15	9	9
SC10.4	Archaeological/cultural area	Site has no archaeological or cultural issues	Site has the potential of Archaeological or cultural issues	Conflicting archaeological or cultural issues	3	5	3	3	3	9	15	9
<b>SC11 Physical Elements</b>												
SC11.1	Topographic and hydrologic characteristics of the site	Site is generally leveled with proper drainage	Moderate earth movement required to level and drain site	Extensive earth movement required for construction	3	1	5	3	3	9	3	15
SC11.2	Unique Features or Landmarks, if on site	Courthouse complements unique features or landmarks	Courthouse does not conflict with existing landmarks	Courthouse conflicts with unique features or landmarks	5	1	2	5	1	5	1	3
SC11.3	Existing improvements and buildings	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	3	5	5	3	9	15	15	3
SC11.4	Existing vegetation and landscape	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	5	3	5	5	2	10	6	10
<b>SC12 Public Streets and Alleys</b>												
SC12.1	Determine special requirements for roadways and streets	Fits in existing grid without additional requirements	Moderate re-work of existing grid is required	Extensive road and street work is required	3	5	5	5	3	9	15	15
SC12.2	Adjacent right of way improvements required	Fits in existing grid without additional requirements	Moderate re-work of existing grid is required	Extensive road and street work is required	3	5	5	5	3	9	15	15
SC12.3	Traffic control devices/improvements required	No additional traffic control improvements required	Moderate traffic control improvements required	Extensive traffic control improvements required	5	5	5	5	4	20	20	20



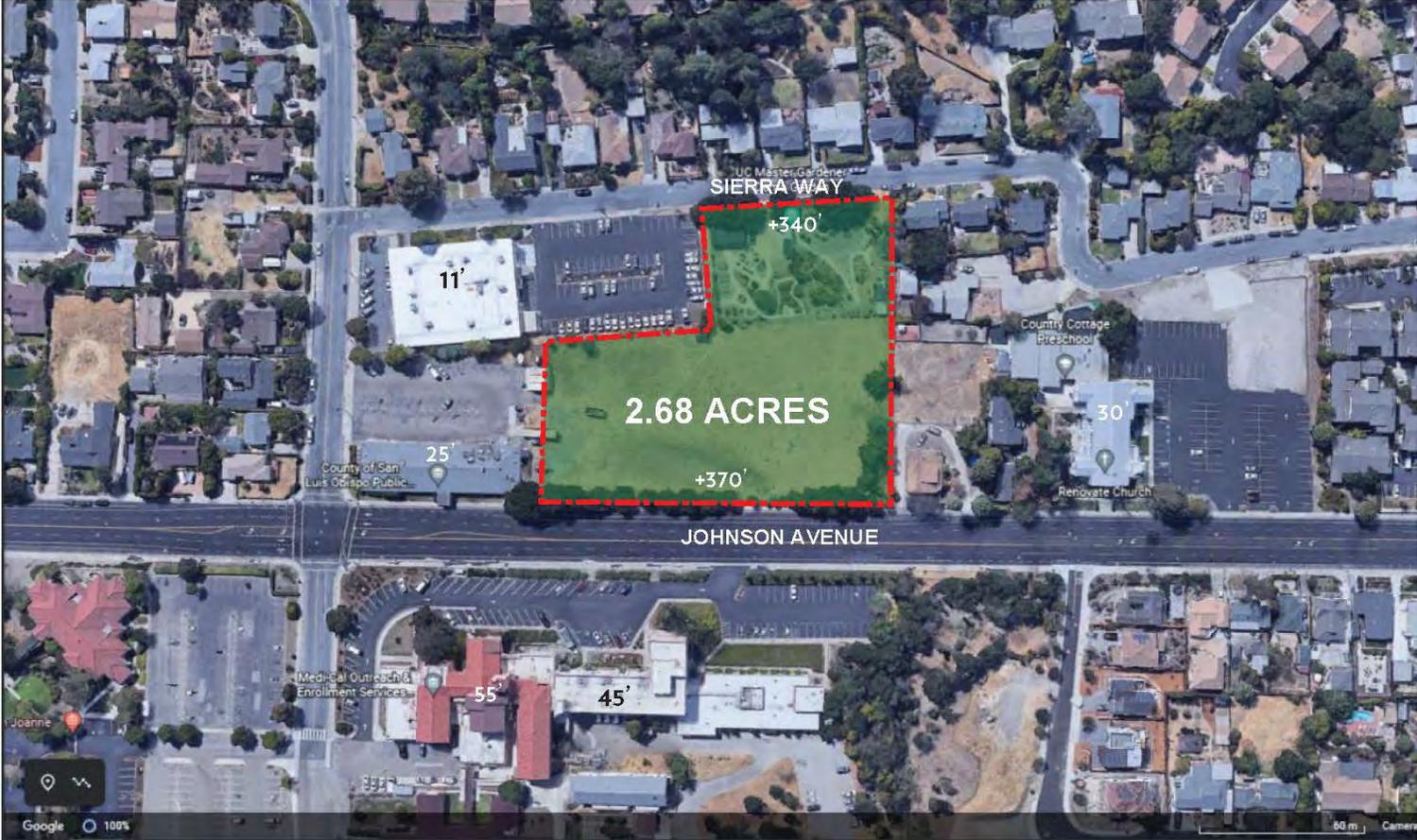
**SITE 2: JOHNSON**  
SITE AREA - 2.68 ACRES

# 2. JOHNSON PROPERTY

COUNTY OF SAN LUIS OBISPO

County Board of Supervisors does not support Courthouse use of property

*Removed from consideration*



# 2. JOHNSON PROPERTY

COUNTY OF SAN LUIS OBISPO

Site Area: 2.68-Acres

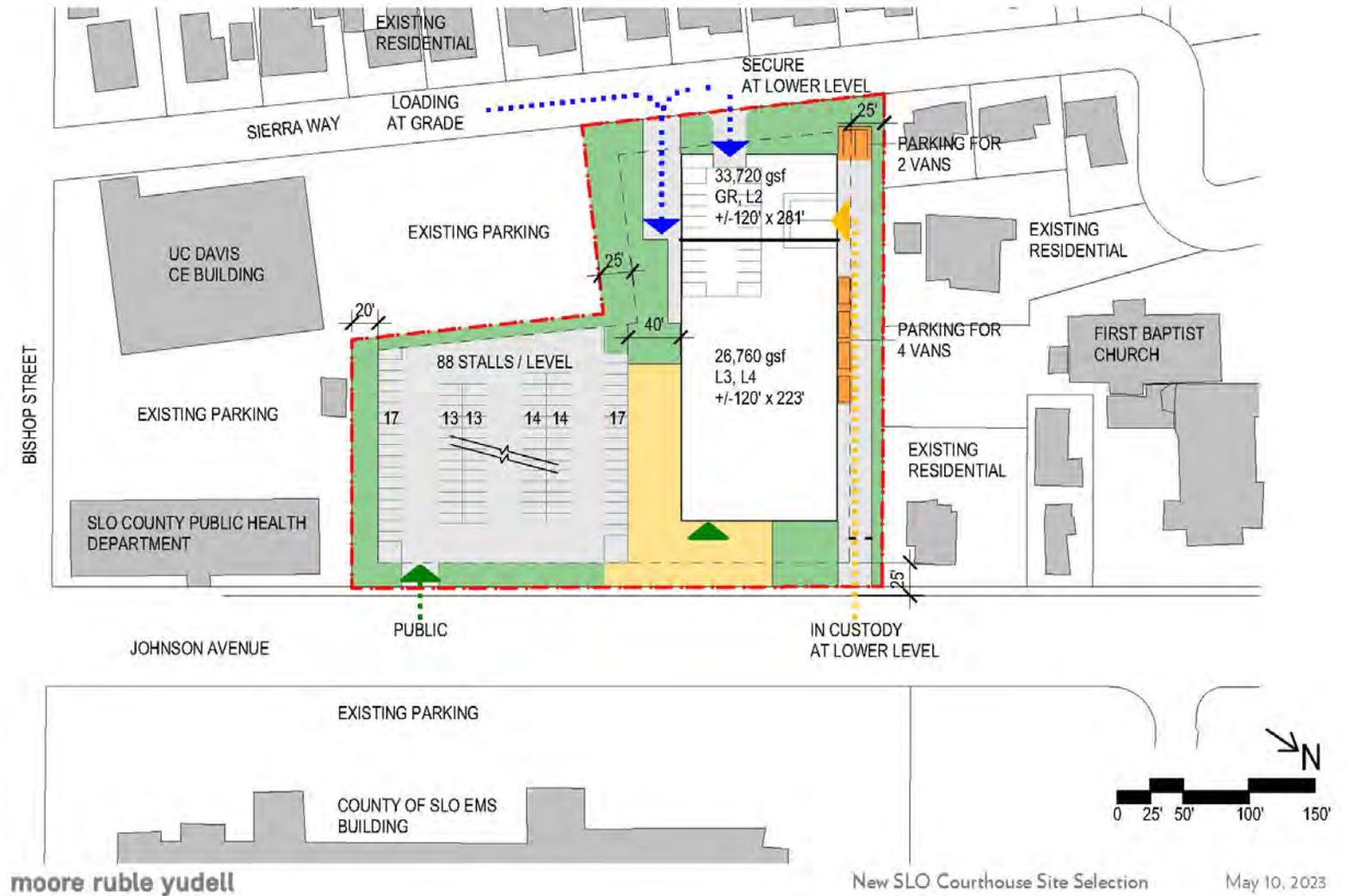
○ Ground Floor Area: 33,674 gsf

Requires Parking Structure – (\$\$)

Grade Change Across Site; allows Entry at Johnson and at Lower site along Sierra Way

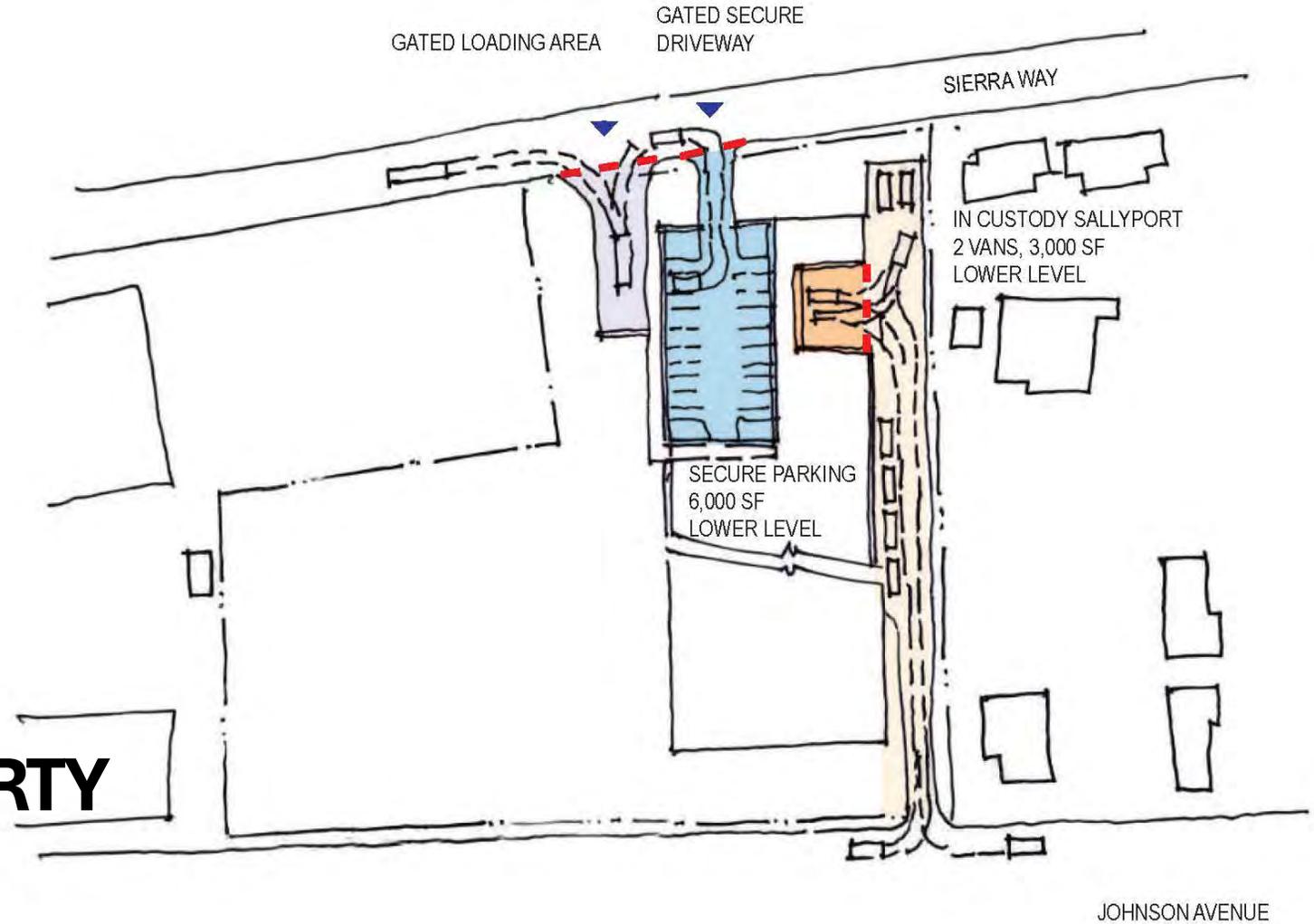
Adjacent to County, Medical & Residential Uses

## SITE 2: JOHNSON SITE PLAN - 4 STORY + LOWER LEVEL



# SITE 2: JOHNSON

## SITE ACCESS / SALLYPORT DIAGRAM - LOWER LEVEL

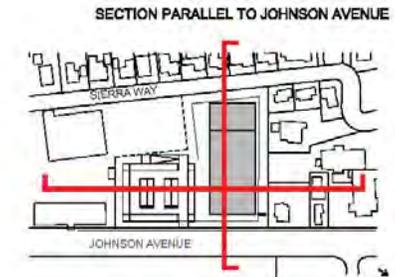
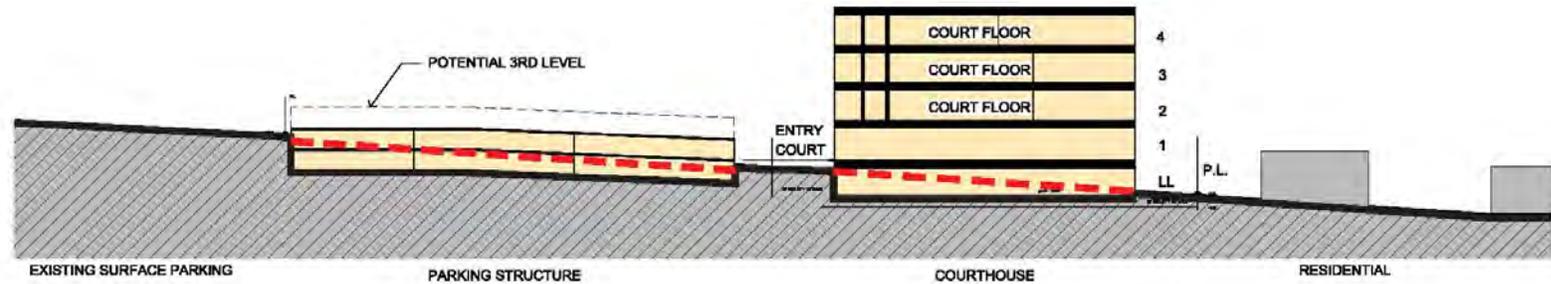
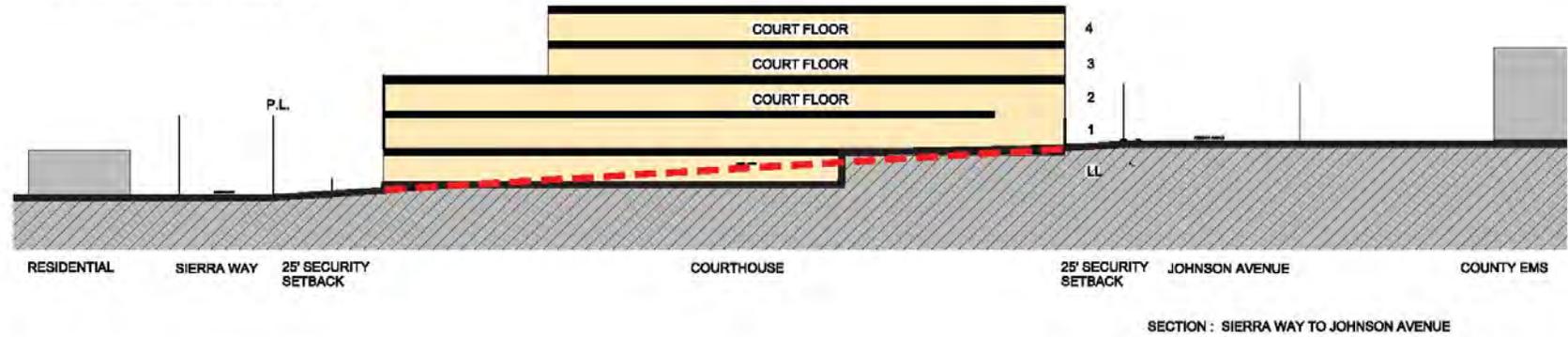


## 2. JOHNSON PROPERTY

COUNTY OF SAN LUIS OBISPO

# SITE 2: JOHNSON

## SITE SECTIONS



## 2. JOHNSON PROPERTY

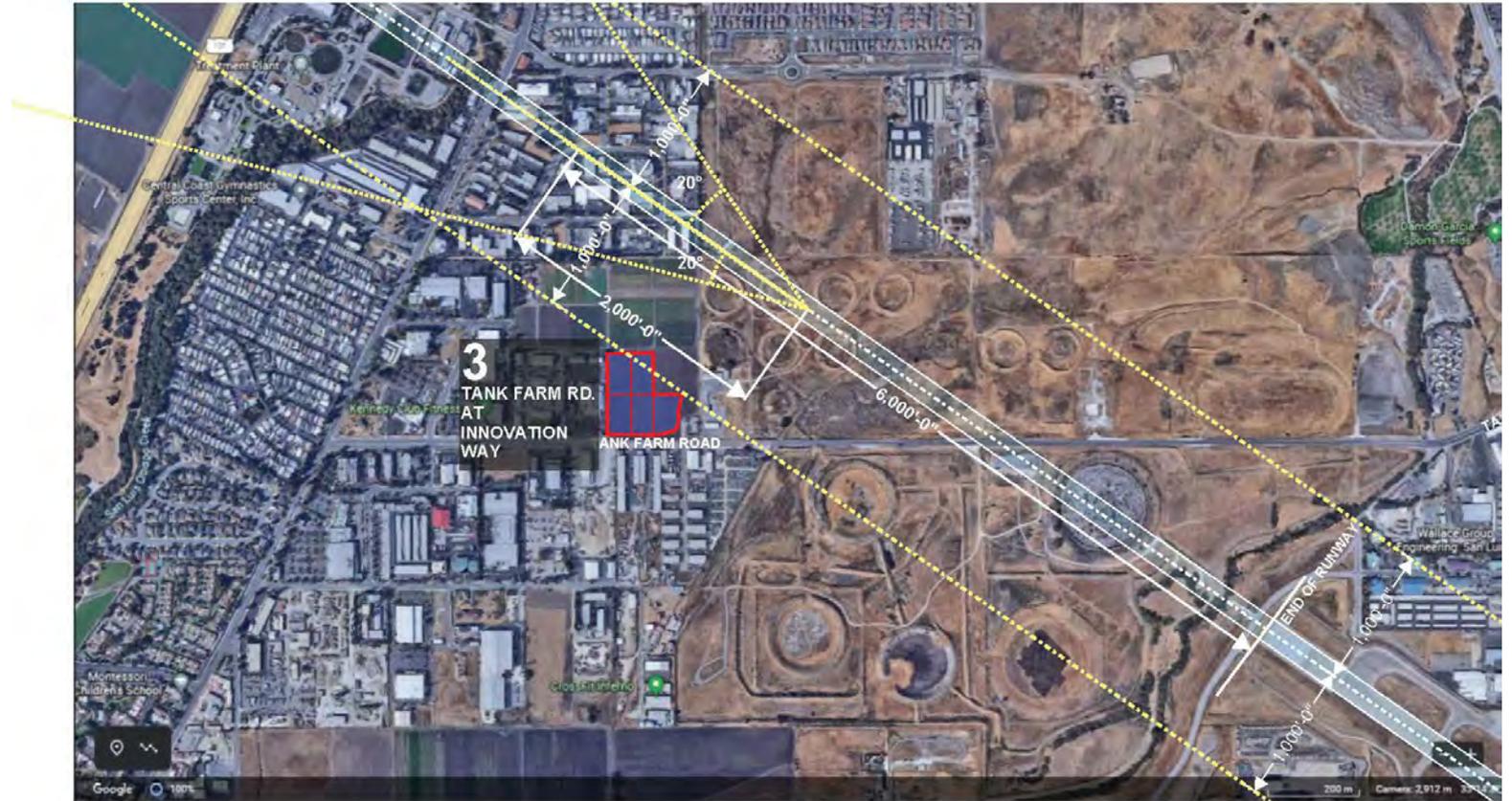
COUNTY OF SAN LUIS OBISPO

# SITE 3: TANK FARM AT INNOVATION WAY

## RUNWAY PROTECTION ZONE DIAGRAM

# 3. TANK FARM PROPERTY @ INNOVATION WAY

SINGLE OWNER, MULTIPLE PARCELS



# 3. TANK FARM PROPERTY @ INNOVATION WAY

SINGLE OWNER, MULTIPLE PARCELS

CalTrans Department of  
Transportation, Aeronautics  
Division recommended against  
State purchase for courthouse  
use

*Removed from consideration*

## SITE 3: TANK FARM AT INNOVATION WAY SITE AREA - 5.47 ACRES



# 3. TANK FARM PROPERTY @ INNOVATION WAY

SINGLE OWNER, MULTIPLE PARCELS

Site Area: 5.47-Acres

- Ground Floor Area: 50,129 gsf
- 2 and 3-story building

Remote from Downtown

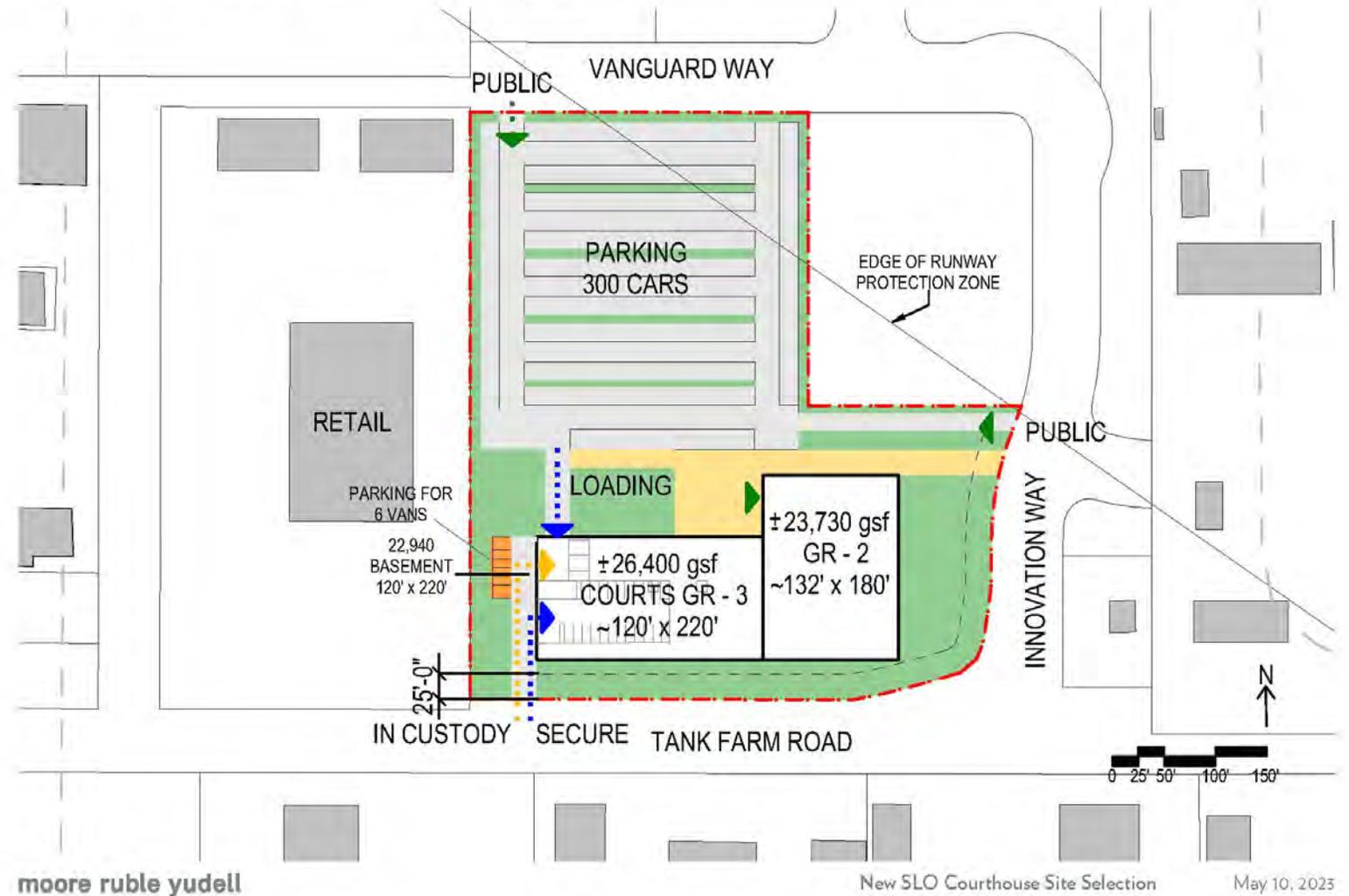
Site Easements may impact site

Site soils prone to settlement – Deep foundations anticipated (\$\$)

High Ground Water Level; Basement dewatering potential (\$\$)

Potential airplane noise mitigation

## SITE 3: TANK FARM AT INNOVATION WAY SITE PLAN - 3 STORY + BASEMENT

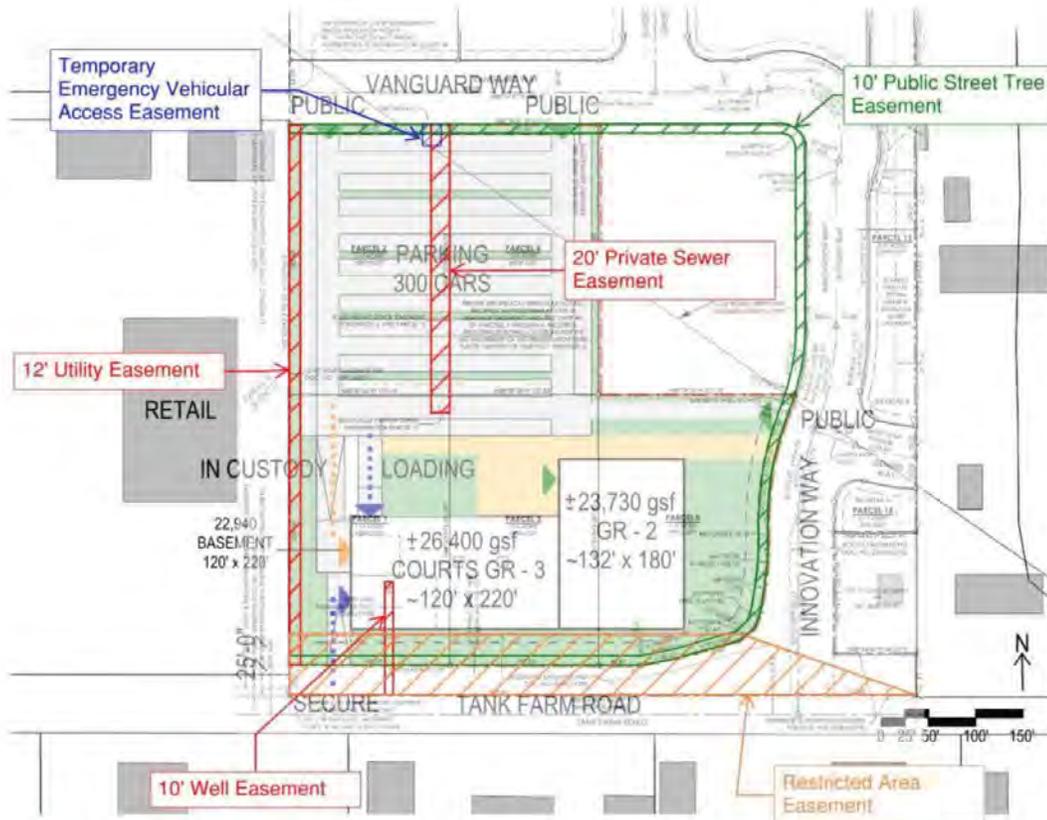


# SITE 3: TANK FARM AT INNOVATION WAY

## SITE EASEMENTS

# 3. TANK FARM PROPERTY @ INNOVATION WAY

SINGLE OWNER, MULTIPLE PARCELS



### 10' Water Well Easement:

Unocal Oil Company has a perpetual easement that allows them to maintain access to the well for maintenance and gives option to deliver power underground.

A 12' vehicular access path must be accommodate to the well from Tank Farm Road to allow for trucks and related equipment to pass.

If the Grantor fails to utilize the well for a ten year period, the Well Easement shall terminate.

### Restricted Area Easement:

In the early 1900s this site was used to store and transfer petroleum products. In later years, environmental studies indicate the presence of petroleum products in underlying soils, otherwise known as soil contamination. The restricted easement area is to provide access for Unocal Oil Company to conduct testing, or provide remediation of the contamination by way of demolition, excavation, and/or other means that may be required, at some point, by regulatory agencies.



moore ruble yudell

New SLO Courthouse Site Selection

May 10, 2023

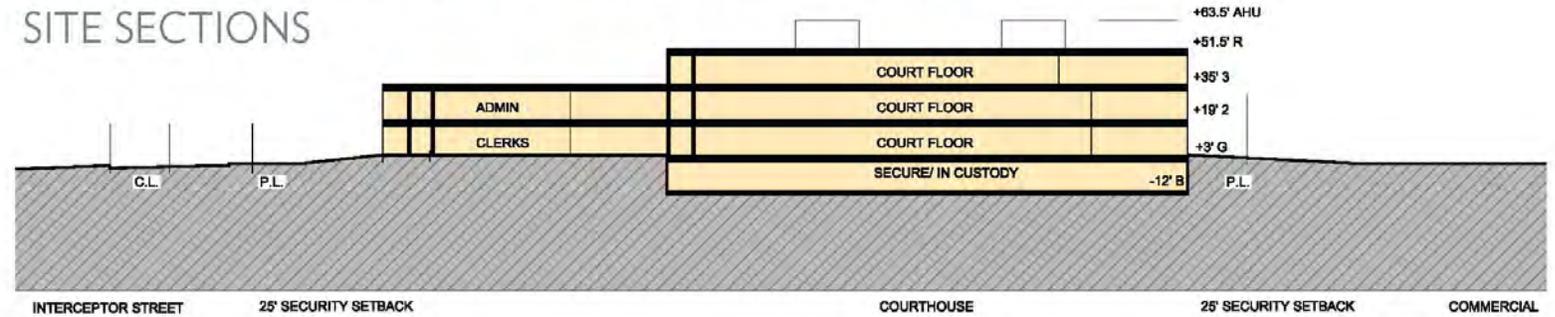


JUDICIAL COUNCIL OF CALIFORNIA

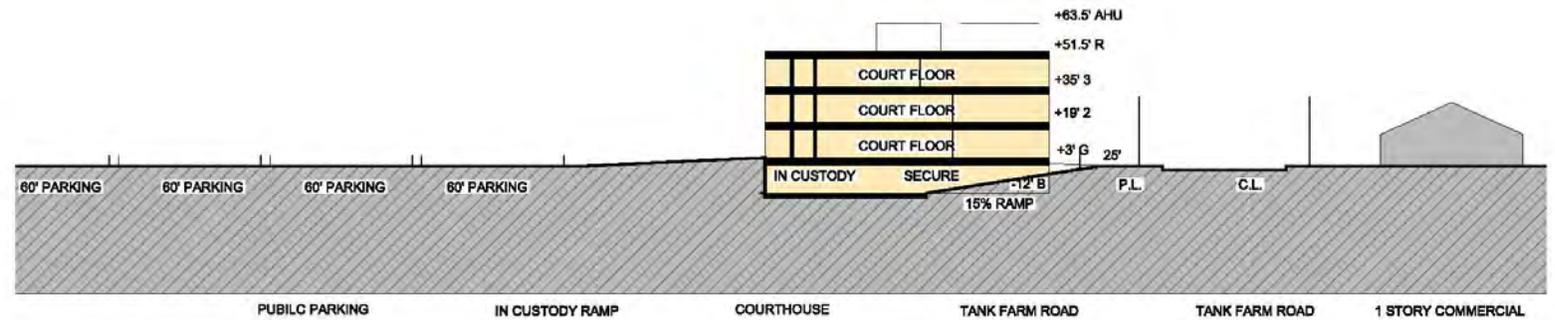
ADMINISTRATIVE DIVISION  
FACILITIES SERVICES

# SITE 3: TANK FARM AT INNOVATION WAY

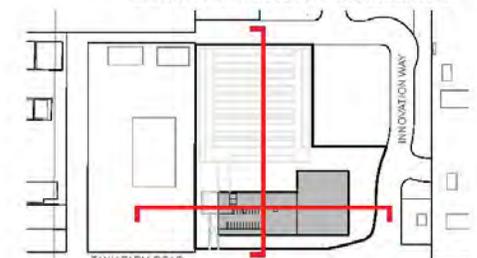
## SITE SECTIONS



SECTION PARALLEL TO TANK FARM ROAD



SECTION PERPENDICULAR TO TANK FARM ROAD



New SLO Courthouse Site Selection

May 10, 2023

## 3. TANK FARM PROPERTY @ INNOVATION WAY

SINGLE OWNER, MULTIPLE PARCELS

# ALTERNATIVE - 4. EXISTING COURTHOUSE PROPERTY

COUNTY OF SAN LUIS OBISPO

Requires Court Relocation /  
Temporary Swing Space for  
3-years during construction  
(\$\$)

Existing Building Demolition  
Costs (\$\$)

No Building within 100-Year  
Flood Zone

## SITE 4: EXISTING COURTHOUSE SITE

SITE AREA - +/- 1.9 ACRES



Special Flood Zone Hazard Area - 100 year Flood  
Zone AO

moore ruble yudell

New SLO Courthouse Site Selection

May 17, 2023

1926 FACILITIES SERVICES

# ALTERNATIVE – 4. EXISTING COURTHOUSE PROPERTY

COUNTY OF SAN LUIS OBISPO

Site Area: 1.9 +/- Acres

- Maximum Buildable Footprint: 60,915 +/- gsf
- Ground Floor Area: 34,313 gsf

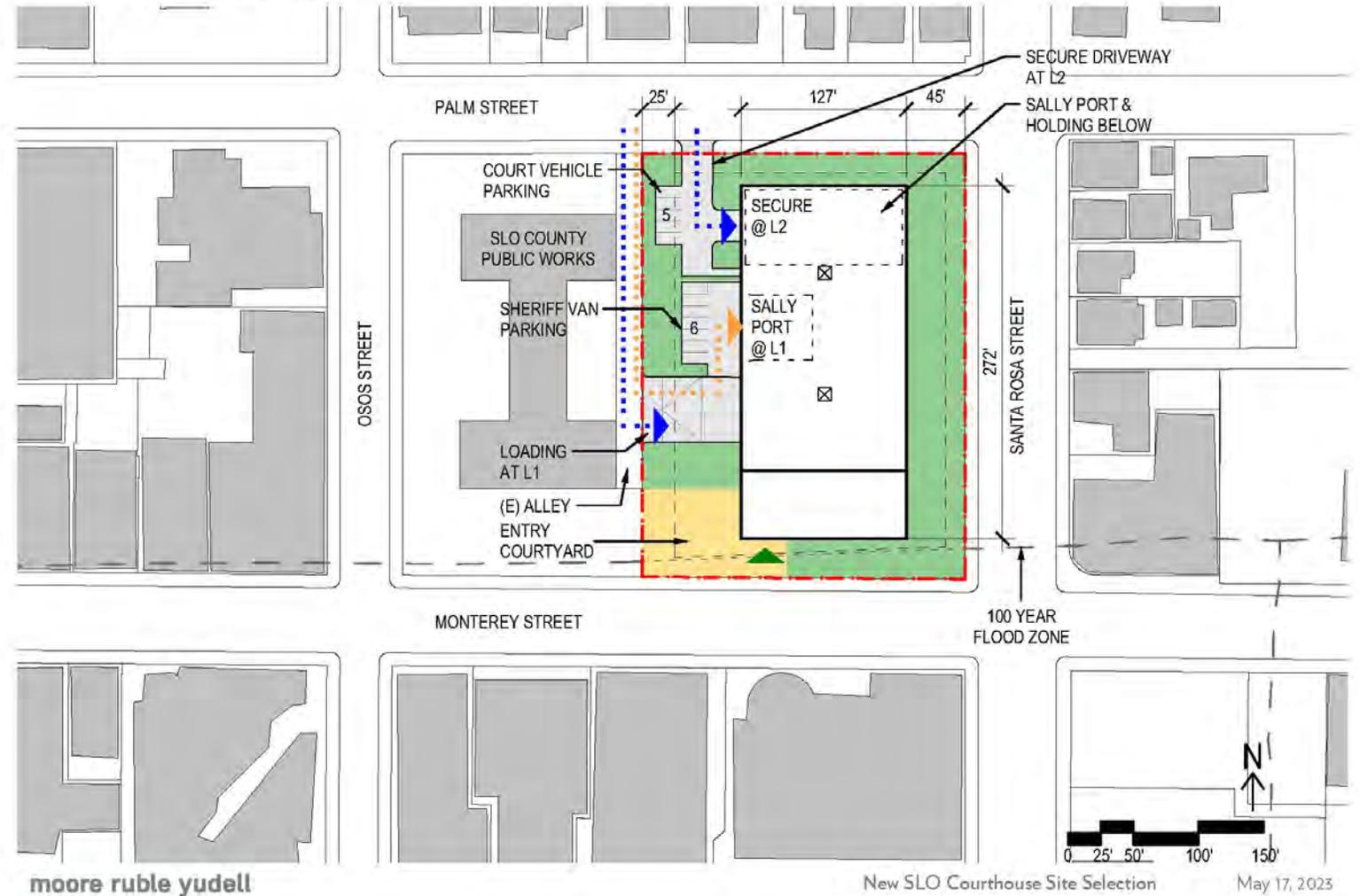
Downtown Location

+/- 16' Grade Change Across Site Allows Vehicle Entry at Ground and Level 2

Widening of existing alley for vehicle access

Demolition of existing courthouse

## SITE 4: EXISTING COURTHOUSE SITE SITE PLAN - 5 STORY



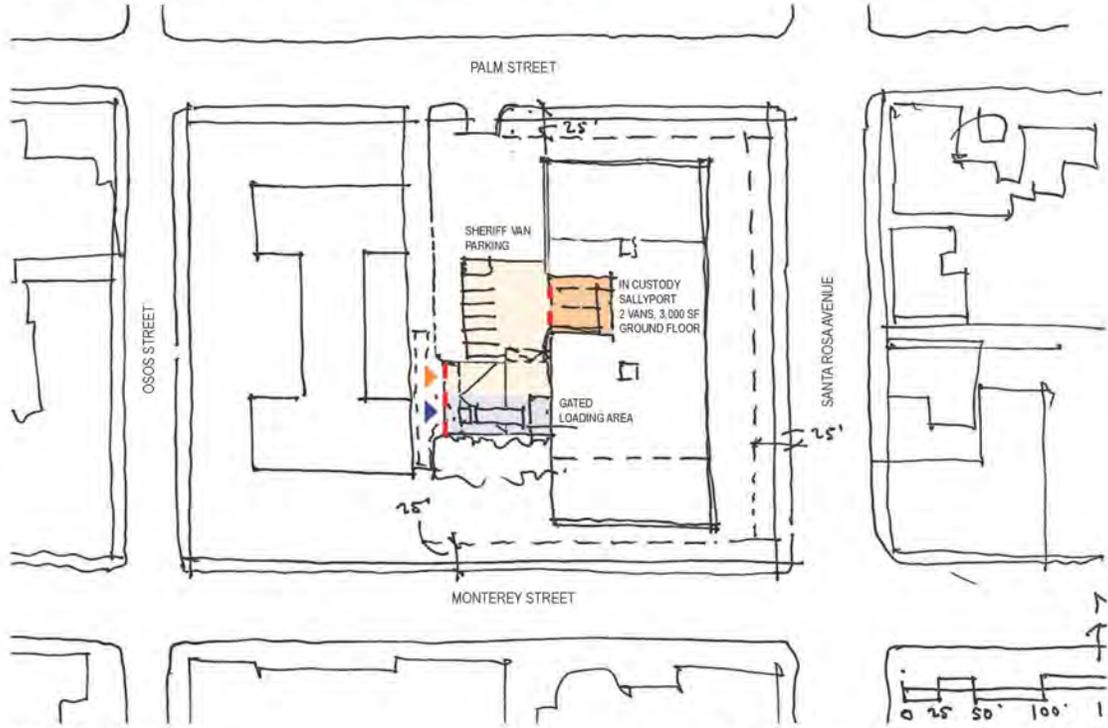
moore ruble yudell

New SLO Courthouse Site Selection

May 17, 2023

**SITE 4: EXISTING COURTHOUSE SITE**

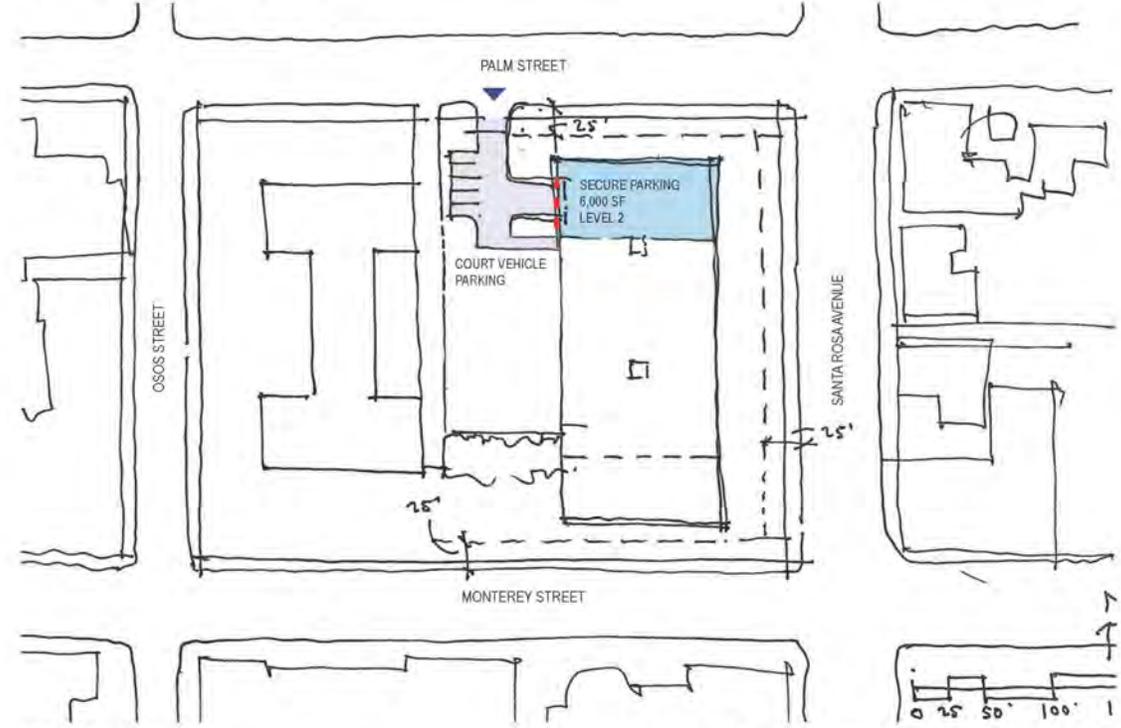
SALLYPORT/SITE ACCESS - GROUND LEVEL



moore ruble yudell New SLO Courthouse Site Selection May 17, 2023

**SITE 4: EXISTING COURTHOUSE SITE**

SITE ACCESS - LEVEL 2



moore ruble yudell New SLO Courthouse Site Selection May 17, 2023

# ALTERNATIVE – 4. EXISTING COURTHOUSE PROPERTY

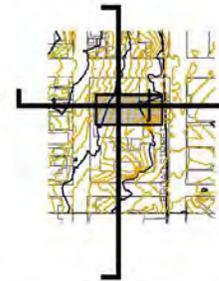
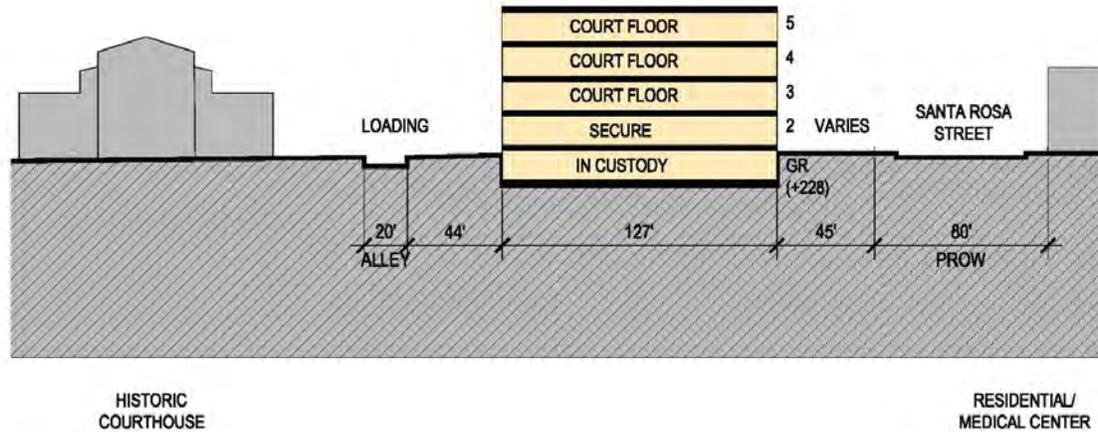
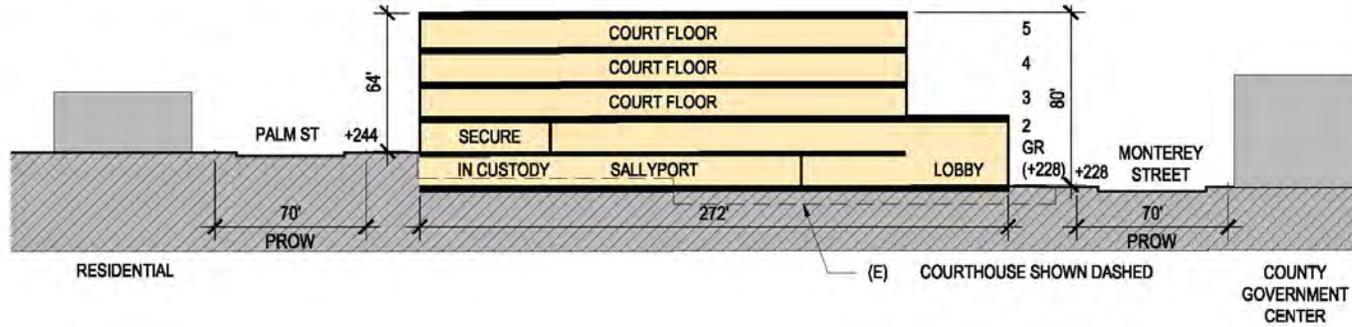
COUNTY OF SAN LUIS OBISPO



JUDICIAL COUNCIL OF CALIFORNIA  
ADMINISTRATIVE DIVISION  
FACILITIES SERVICES

# SITE 4: EXISTING COURTHOUSE SITE

SITE SECTIONS - 5 STORY



# ALTERNATIVE – 4. EXISTING COURTHOUSE PROPERTY

COUNTY OF SAN LUIS OBISPO

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New SLO Courthouse Site Selection

May 17, 2023



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OF CALIFORNIA

ADMINISTRATIVE DIVISION  
FACILITIES SERVICES

# PREFERRED - 1. KIMBALL PROPERTY

COUNTY OF SAN LUIS OBISPO

## Downtown Site

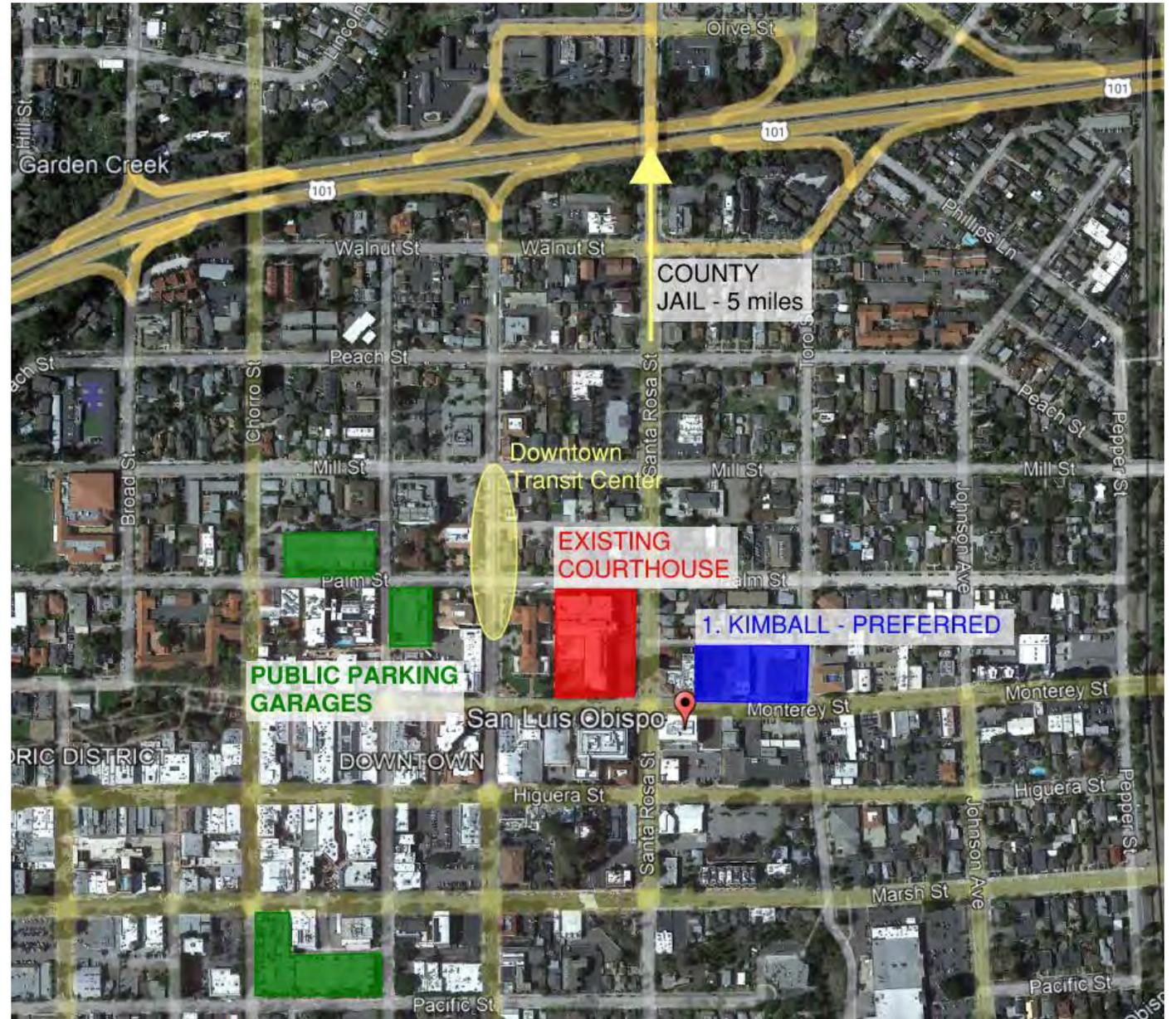
1 block from Justice partners

2 blocks to Downtown Transit center – All local and regional bus routes available

< 2.5-acre authorized site

- No on-site juror/staff/public parking needed

Site supported by the City & County of San Luis Obispo



## SITE 1: KIMBALL

SITE AREA (EXCLUDES RESIDENTIAL PROPERTY) - 1.36 ACRES

# PREFERRED - 1. KIMBALL PROPERTY

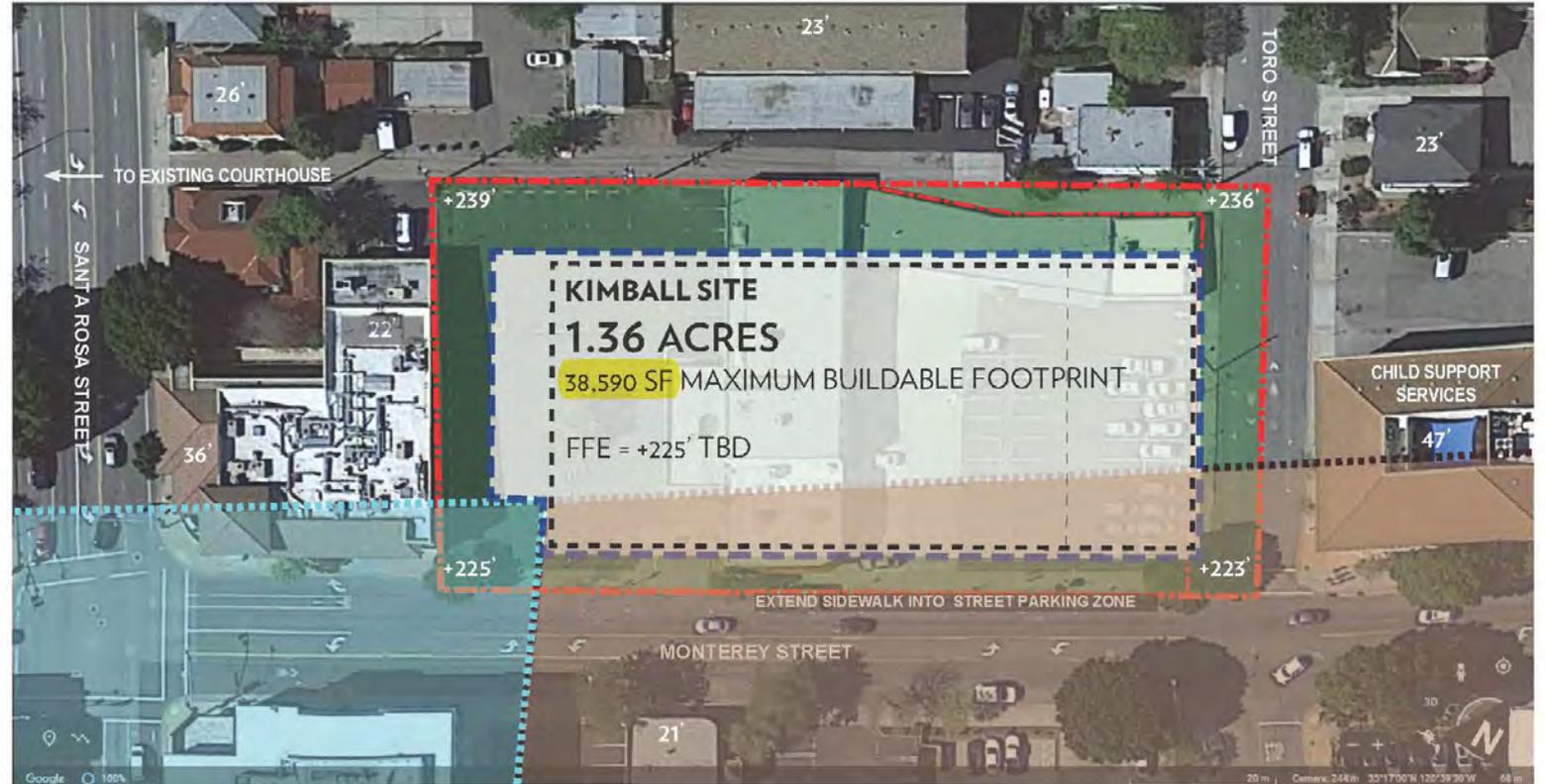
COUNTY OF SAN LUIS OBISPO

### Downtown Site

1.36-acre property

- Requires City alley closure
- Requires partial closure of Toro Street by City

No Building within 100-year  
Flood Zone



- Special Flood Zone Hazard Area - 100 year Flood Zone AO
- Other Areas of Flood Hazard - 500 year Flood Zone X

moore ruble yudell

New SLO Courthouse Site Selection

May 17, 2023

# SITE 1: KIMBALL

SITE AREA - 1.43 ACRES

## PREFERRED - 1. KIMBALL PROPERTY

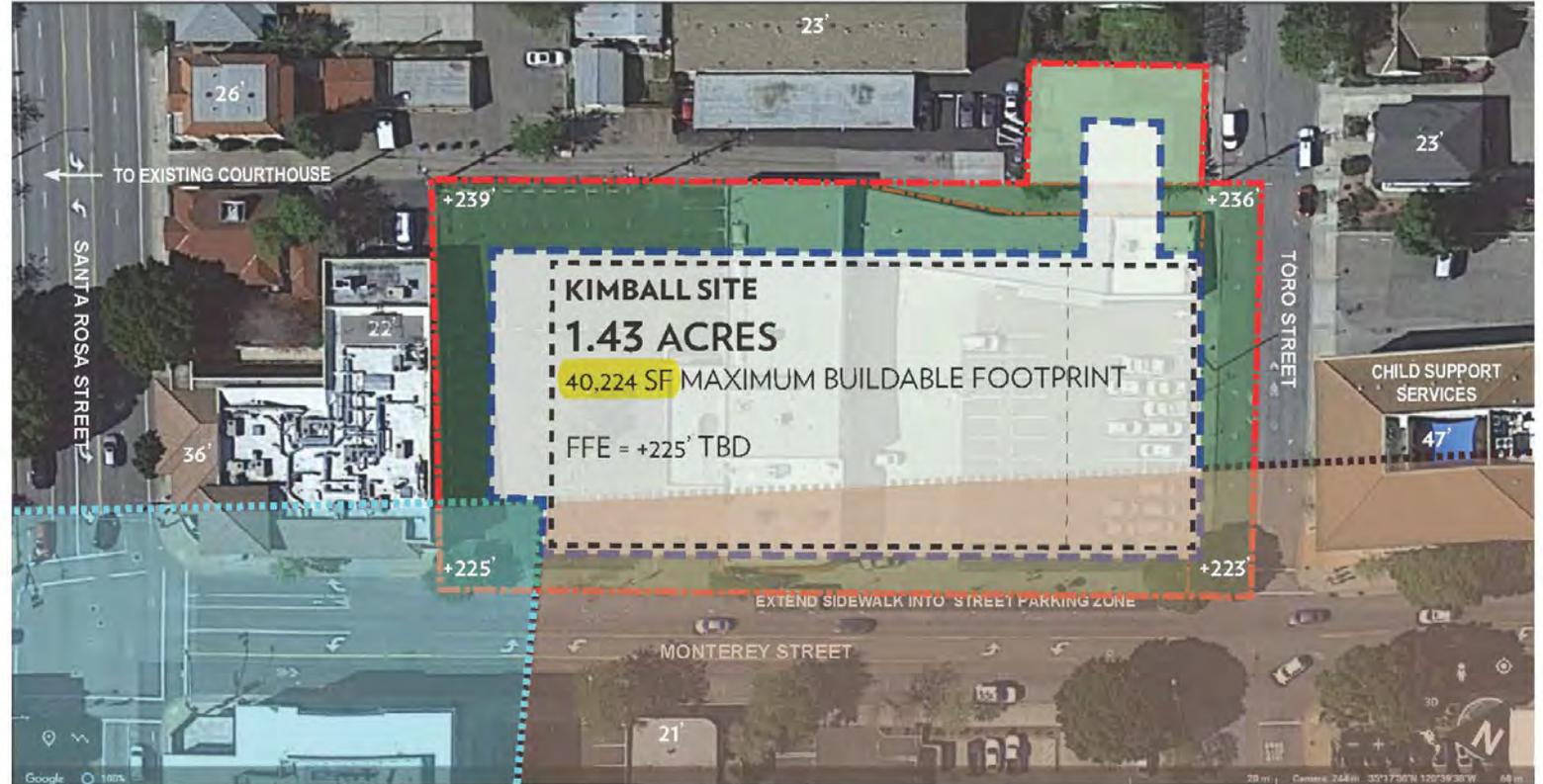
COUNTY OF SAN LUIS OBISPO +  
Residential Privately-owned Property

### Downtown Site

1.43-acre property

- Requires City alley closure
- Requires partial closure of Toro Street by City

No Building within 100-Year  
Flood Zone



Special Flood Zone Hazard Area - 100 year Flood Zone AO  
Other Areas of Flood Hazard - 500 year Flood Zone X

moore ruble yudell

New SLO Courthouse Site Selection

May 17, 2023

# SITE 1: KIMBALL

SITE PLAN - 5 STORY, NO BASEMENT

## PREFERRED - 1. KIMBALL PROPERTY

COUNTY OF SAN LUIS OBISPO

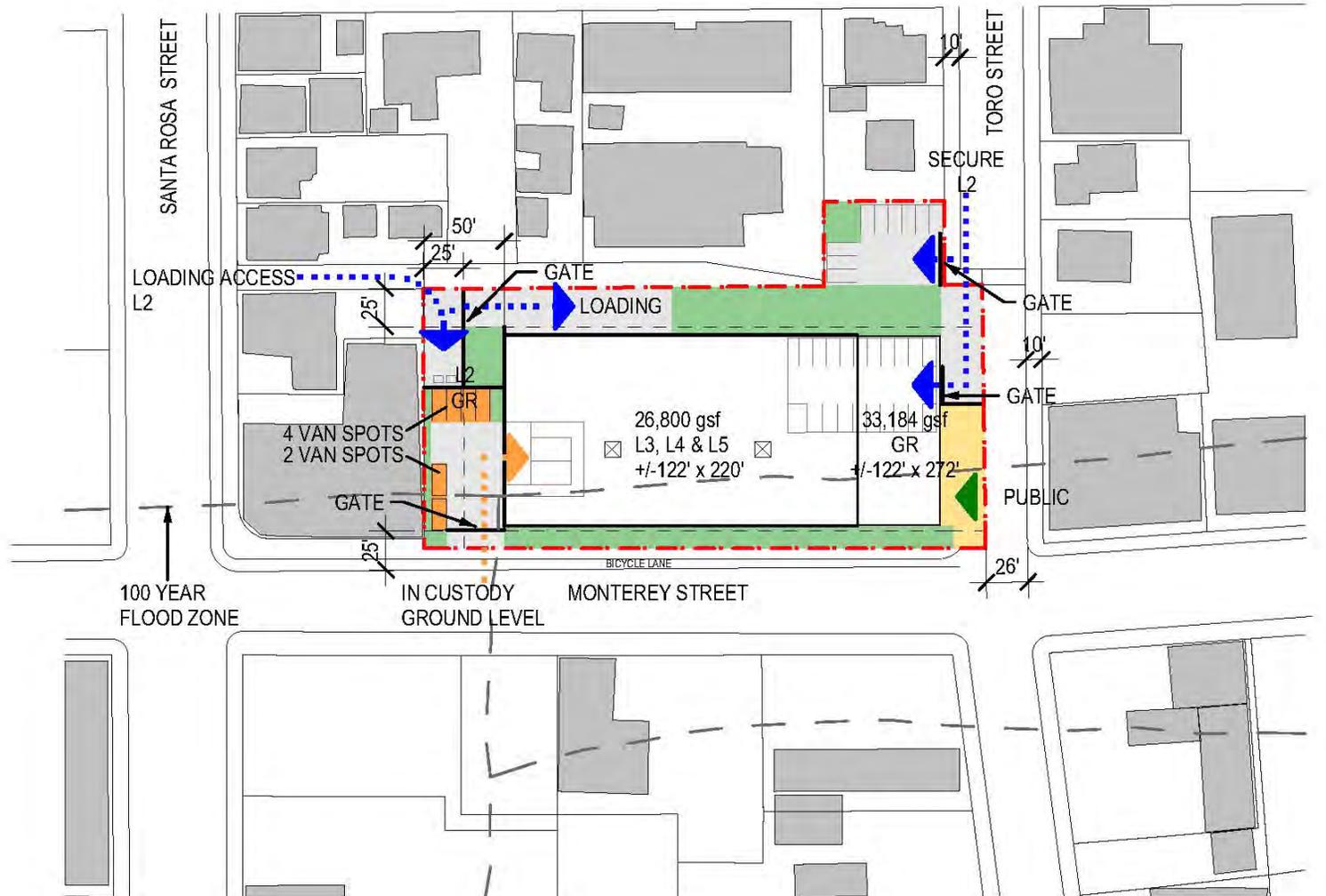
Site Area: 1.36- / 1.43-Acres

- Maximum Buildable = 40,224 gsf
- Ground Floor Area: 33,088 gsf

### Downtown Location

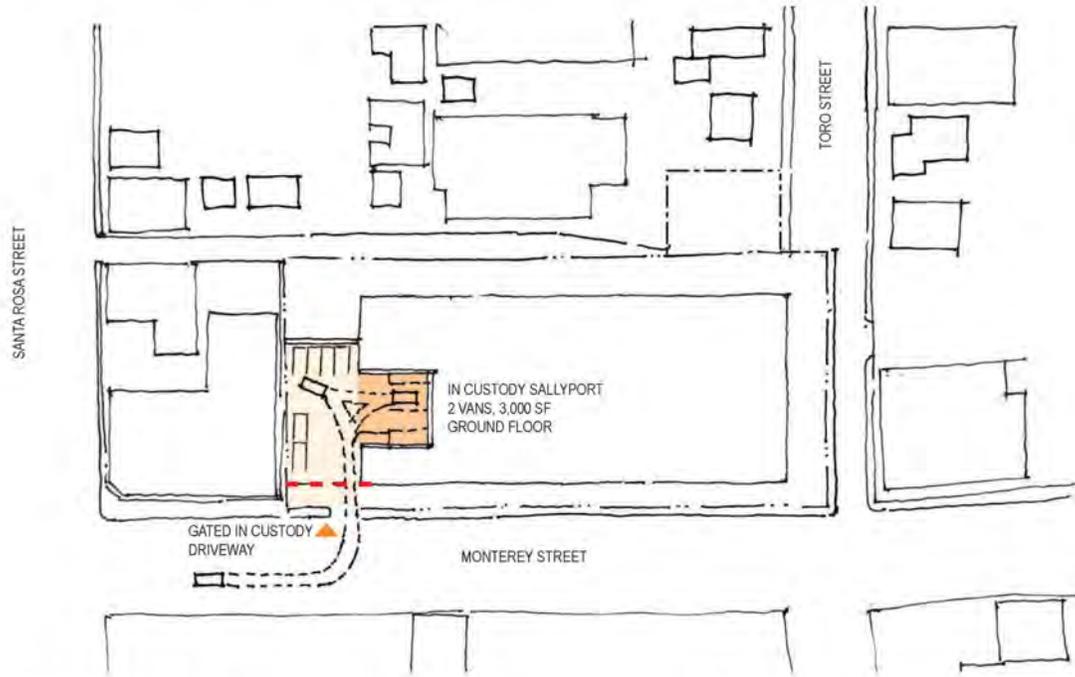
+/- 15' Grade Change Across Site  
Allows Vehicle Entry at Ground and  
Level 2

No Building within 100-Year Flood



## SITE 1: KIMBALL

SITE ACCESS / SALLYPORT DIAGRAM - GROUND LEVEL

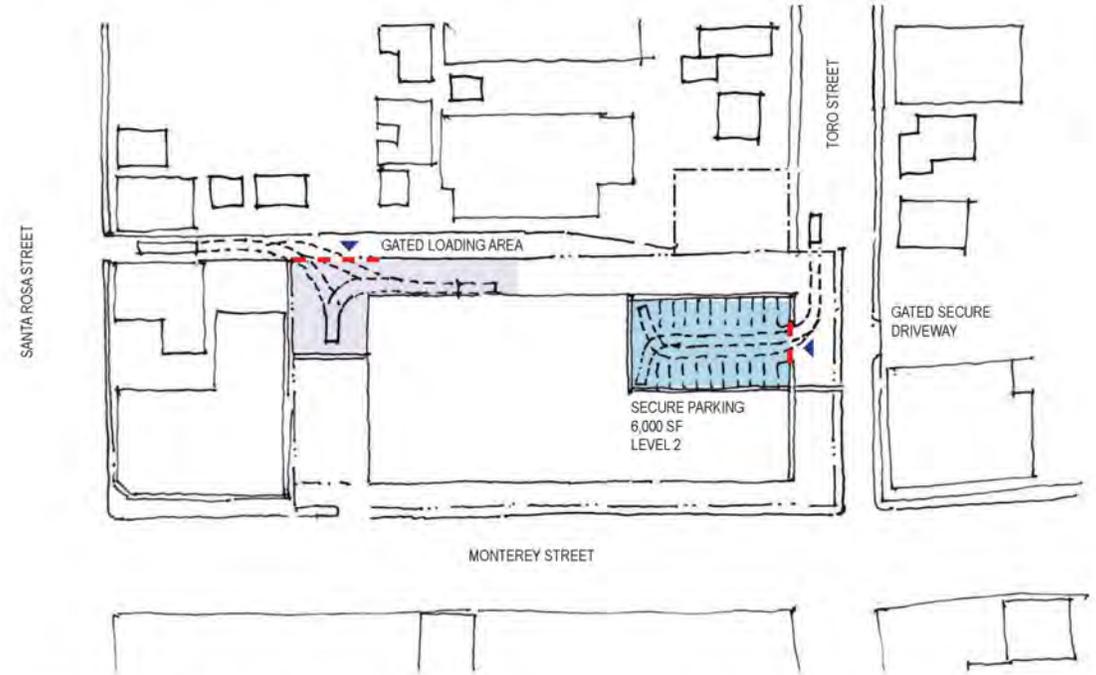


moore ruble yudell

New SLO Courthouse Site Selection May 10, 2023

## SITE 1: KIMBALL

SITE ACCESS / SALLYPORT DIAGRAM - LEVEL 2



moore ruble yudell

New SLO Courthouse Site Selection May 10, 2023

# PREFERRED – 1. KIMBALL PROPERTY

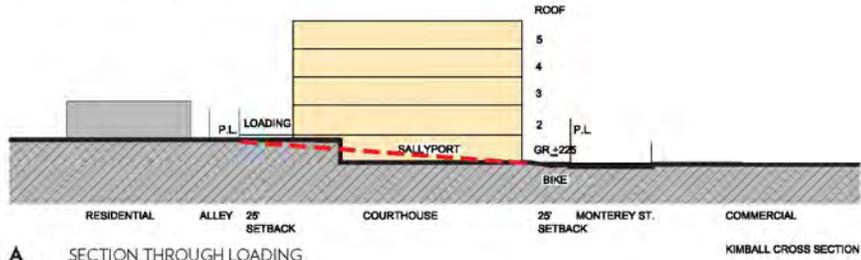
COUNTY OF SAN LUIS OBISPO



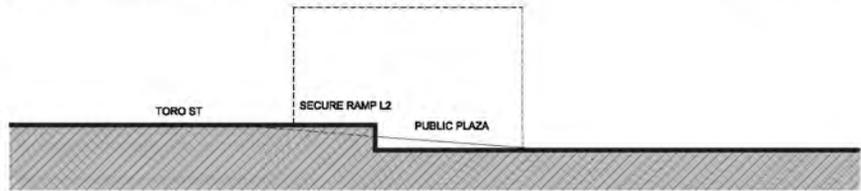
JUDICIAL COUNCIL  
OF CALIFORNIA

ADMINISTRATIVE DIVISION  
FACILITIES SERVICES

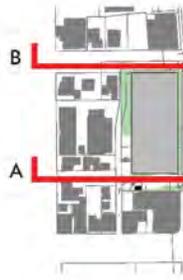
**SITE 1: KIMBALL**  
SITE SECTIONS



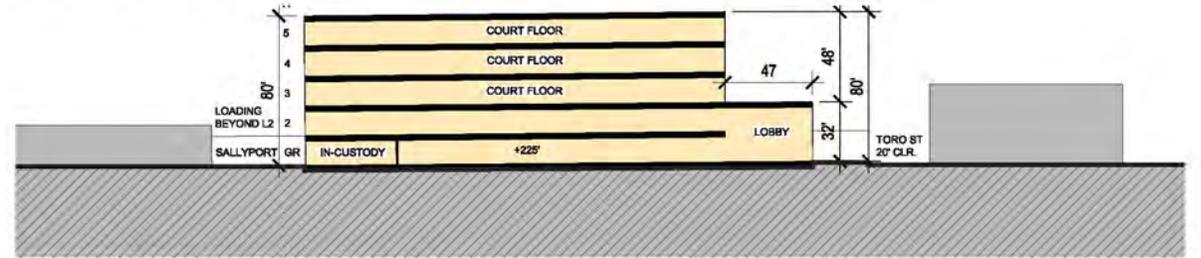
**A** SECTION THROUGH LOADING



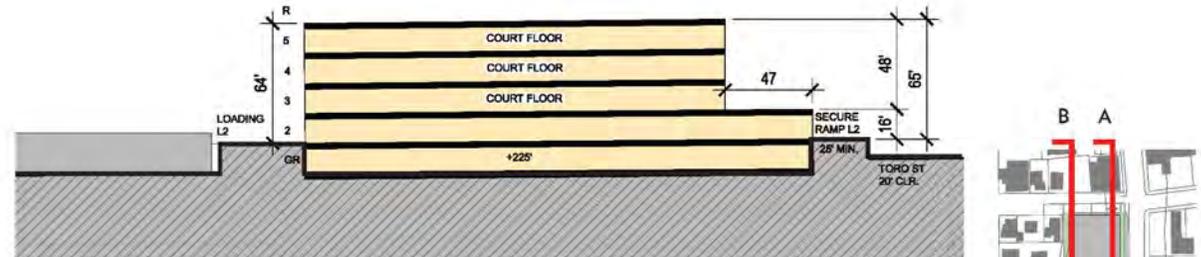
**B** SECTION THROUGH TORO STREET



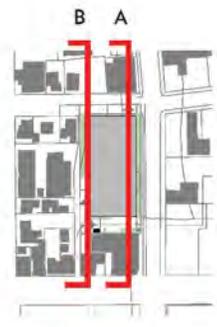
**SITE 1: KIMBALL**  
SITE SECTIONS



**A** LONGITUDINAL SECTION THROUGH SALLYPORT



**B** LONGITUDINAL SECTION THROUGH SECURE RAMP



moore ruble yudell

New SLO Courthouse Site Selection May 10, 2023

**PREFERRED – 1. KIMBALL PROPERTY**

COUNTY OF SAN LUIS OBISPO



JUDICIAL COUNCIL  
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ADMINISTRATIVE DIVISION  
FACILITIES SERVICES

# Project Budget

Budget remains as approved.

- Total Authorized Budget: \$291,895,000
  - Acquisition: \$29,169,000
  - Performance Criteria: \$6,605,000
  - Design-Build: \$256,121,000

# Project Schedule

Project Site Selection & Acquisition Schedule Targets:

- Site Selection Submitted to DGS/DOF: July 2023
- SPWB Approval: October 2023
  - CEQA documentation -
- Site Acquisition Complete: January 2025



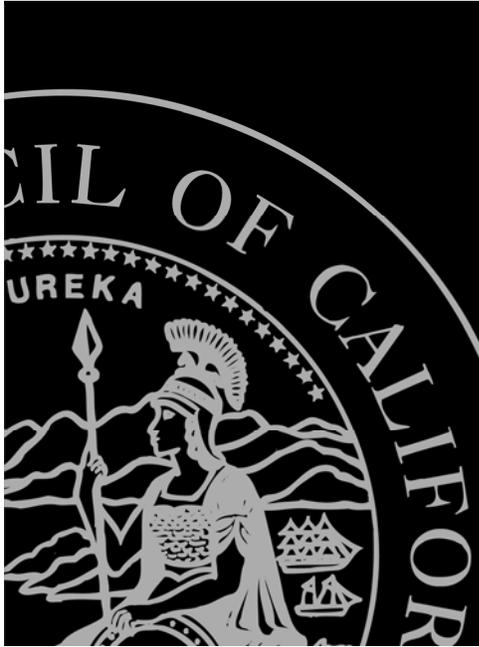
JUDICIAL COUNCIL  
OF CALIFORNIA  
ADMINISTRATIVE DIVISION  
FACILITIES SERVICES

# Requested Action:

- Staff requests Site Selection approval for submission to State Public Works Board and to return with future presentation for Site Acquisition approval.



JUDICIAL COUNCIL  
OF CALIFORNIA  
ADMINISTRATIVE DIVISION  
FACILITIES SERVICES



# Court Facilities Advisory Committee Capital Project Site Selection Report

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NEW SAN LUIS OBISPO  
COURTHOUSE  
SUPERIOR COURT OF CALIFORNIA  
COUNTY OF SAN LUIS OBISPO

June 27, 2023

**JUDICIAL COUNCIL OF CALIFORNIA**  
ADMINISTRATIVE DIVISION  
FACILITIES SERVICES – CAPITAL PROGRAM

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SENIOR PROJECT MANAGER  
KIM BOBIC

455 Golden Gate Avenue | San Francisco, CA 94102  
kim.bobic-T@jud.ca.gov

## 1. **Executive Summary of Project Status**

The project has concluded the site selection portion of the Site Acquisition phase to support approvals for acquisition of the preferred property for the project: Site #1. Kimball Property, owned by the County of San Luis Obispo.

- 1.1 Scope – the project scope has been confirmed by the project Criteria Architect through detailed program validation with the Superior Court of San Luis Obispo County and conceptual test fits of prospective sites.

During site planning studies of prospective sites, it was determined that sites of 2.5-acres located outside of the city downtown area and without reasonable proximity to public parking facilities would require a structured parking garage as part of the project that could potentially impact the construction budget or a larger site of a minimum of 5-acres would be necessary to accommodate the 300 parking spaces needed for juror's, public and staff in accordance with the Judicial Council's California Trial Court Facilities Standards guidelines.

Both the preferred and alternative sites presented for approval are located in the city of San Luis Obispo downtown core and within walking distance of existing public parking facilities allowing the site size to be within the 2.5-acre project approval.

- 1.2 Budget – the project is within budget, as described below.
- 1.3 Schedule – the project schedule is 6-months behind that authorized in the FY 2022-23 Capital Outlay Budget Change Proposal (COBCP). This is due to the Site Selection and Acquisition Phase requiring 2.5-years to complete rather than the 2-years initially anticipated. This is due to associated reviews and approvals.
- 1.4 Status – the project is requesting site selection approval to proceed with the acquisition of the preferred property with ranked alternative property as needed.

## 2. **Project Description**

The project includes the design and construction of a new 12-courtroom courthouse of approximately 145,000 building gross square feet (BGSF) in the city of San Luis Obispo using a design-build delivery method. The project includes 17 secured parking spaces within the building: 15 for judicial officers and two for executive staff. The project will require site acquisition of property. This project will consolidate court operations, centralizing all criminal courts and provide a portion of the civil and family court operations of the Superior Court of San Luis Obispo County. The project will replace three existing facilities: the County-owned Courthouse Annex, the Judicial Council (JCC) owned 1070 Palm Street facility, and the leased facility at 999 Monterey Street.

## 3. **Space Program**

During site selection, the planning and space programming for this project were reviewed and a preliminary program was developed based on documentation and input received from the Superior Court of San Luis Obispo County.

The proposed 145,000 building gross square feet (BGSF) has been validated by the project team to support site selection, including detailed courthouse space stacking by

floor to ensure that the necessary ground floor courthouse functions were identified and sufficient site area was available to support the building footprint and site layout. Final architectural programming will be performed during the subsequent phase.

**Figure 3.1; Validated Preliminary San Luis Obispo Courthouse Program**

<b>Space Program Summary</b>		<b>CURRENT NEED</b>			
Division / Functional Area	Courtrooms	Total Staff	Total NSF <sup>2</sup>	Total CGSF <sup>3</sup>	
1.0 Public Area - Lobby, Security Screening	-	0	2,650	3,180	
2.0 Court Sets	12	0	35,782	46,517	
3.0 Chambers & Courtroom Support	-	17	6,404	8,005	
4.0 Court Operations	-	20	1,500	1,875	
5.0 Clerk's Office	-	67	6,637	8,960	
6.0 Family Court Services	-	6	908	1,226	
7.0 Self Help	-	5	1,539	2,001	
8.0 Administration/Information Technology	-	23	3,772	4,715	
9.0 Jury Services	-	3	2,771	3,187	
10.0 Sheriff (Staff Not Shown - 8 Sheriff Deputies + 12 Bailiffs)	-	3	1,470	1,911	
11.0 Central In-Custody Holding (Includes Vehicle Sallyport)	-	0	3,700	5,550	
12.0 Building Support	-	0	13,150	16,438	
<b>Subtotal</b>	<b>12</b>	<b>144</b>	<b>80,283</b>	<b>103,563</b>	
Grossing Factor <sup>1</sup>					<b>1</b>
<b>Total Gross Square Feet (GSF)</b>					<b>144,988</b>
GSF per Courtroom					

**Table Footnotes:**  
 1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.  
 2. NSF = Net Square Feet.  
 3. CGSF = Component Gross Square Feet.

#### 4. Site Criteria and Selection

##### 4.1 Property Search

Through the investigation of property availability within the city of San Luis Obispo a total of 16 prospective properties were initially identified for the project. The list of prospective properties was developed through discussions with city and county representatives, searching the State-owned property database, and consultation with real estate brokers to ensure that all property opportunities could be considered for the project. These prospective sites were evaluated in accordance with the 2009 Site Selectin and Acquisition Policy for Judicial Branch Facilities to confirm the site characteristics would support the selection for the project.

One site characteristic that precludes selection is location within a 100-year floodplain. The city of San Luis Obispo, and specifically the downtown area, has a significant portion of land that falls within the 100-year flood zone (AO). The four properties listed below (25% of the total prospective properties) were immediately dismissed outright due to their presence within the FEMA 100-year flood zone overlay, leaving few options for siting of the new courthouse in the city’s downtown and in close proximity to justice partners and public services. Refer to Figure 4.1.1 below.

**Site A.** Old Bank of America Property, privately owned

**Site B.** Wells Fargo Block (Nipomo & Marsh Streets), multiple private owners

**Site C.** PG&E / The Sub Properties, public and private owner(s)

**Site D.** Sunset Drive-in Property, privately owned

Figure: 4.1.1; FEMA Flood Map, City of San Luis Obispo



The owners of the remaining 12 properties were contacted to determine availability and interest to sell to the Judicial Council for the project. Through discussions, five prospective properties were found to be unavailable either due to the property having already received entitlements from the City, property development and construction plans in progress, current business profitability, or master planned development in the case of property owned by California Polytechnic State University.

**Site E.** Retail Property (Rite-aid), privately owned – Business profitable performance

**Site F.** Daylight Gardens Property, privately owned – Approvals/Construction in progress

**Site G.** Broad/Tank Farm Property, privately owned – City entitlements approved

**Site H.** Santa Rosa Property, privately owned – Purchase offers in play

**Site I.** State Hwy-1 / Cal Poly, State owned – Master planned for University Housing

The remaining seven properties were evaluated in more detail to determine suitability and viability to accommodate the courthouse program and security requirements with the objective to reduce the list to four properties to undergo more detailed site study.

Three properties were eliminated from further study for the reasons summarized below:

**Site #5.** Toro Street Property, privately owned

- 5-foot diameter culvert traversing property, requiring courthouse building to straddle the culvert structure remaining beneath the new building, increasing structural costs of the building. Culvert maintenance easement beneath the new building as required by the City may be problematic for JCC.
- Site area limits could not accommodate ground floor footprint, while maintaining required security vehicle setback.
- Significant street grid modifications: Full closure of Toro street, Monterey street lane reduction from 3-lanes to 1-lane and eliminating on-street parking.

**Site #6.** State Hwy-1 / Across from County Jail, US Military owned

- Property is traversed by a 20' ravine and creek, making access and development difficult and costly.
- Audible gun fire from the nearby County Sheriff firing range.
- Potential for US Military helicopter maneuvers above and adjacent the property from adjacent Camp San Luis Obispo army base.

**Site #7.** Laurel Creek Property, privately owned

- 2.5-acre undeveloped site similar in size to the County-owned Johnson property
- Limited amenities and limited potential for County Justice partner office relocation/development.
- Limited site visibility and access from within the City.

## 4.2 Site Selection

As a result of thorough research and evaluation of the 16 prospective sites as discussed in Section 4.1 above, four sites were determined to have acceptable site characteristics and be capable of accommodating the building program of this new courthouse project to undergo the following detailed site study and evaluation:

- Conceptual Test Fits,
- Utility and infrastructure research,
- Geotechnical investigations,
- Environmental studies,
- Title and easement research.

The four (4) sites included:

**Site #1.** Kimball property, owned by the County of San Luis Obispo

**Site #2.** Johnson property, owned by the County of San Luis Obispo

**Site #3.** Tank Farm property @ Innovation Way, multiple parcels privately owned

**Site #4.** Existing Courthouse property, owned by the County of San Luis Obispo

Figure 4.2.1; Site Study Overview



The Project Advisory Group (PAG), which included members of the bench, court administration, Judicial Council staff, county administration, county sheriff, city of San Luis Obispo administration, the chamber of commerce, the district attorney (DA), the public defender (PD), and Civil Bar Association was formed under rule 10.184(d) of the California Rules of Court to guide the project development. In compliance with the site selection policy, the PAG developed objective site selection criteria.

The PAG ranked the four sites according to the objective site selection criteria (Refer to Attachment 1, Site Selection Matrix) and determined Site #1-Kimball Property, owned by the County of San Luis Obispo to be the preferred site and Site #4-Existing Courthouse Property, owned by the County of San Luis Obispo as the alternative property. Both sites are within the downtown core which was a strong preference by the PAG. Lower ranked sites included Site #3-Tank Farm Property, privately owned and located at the city limit and within 2-miles of the San Luis Obispo Regional Airport and Site #2-Johnson Property, owned by the County of San Luis Obispo.

Judicial Council staff and the Superior Court of San Luis Obispo support the PAG's ranking of prospective sites, recommending Site #1-Kimball Property as the preferred site and the Site #4-Existing Courthouse as the alternative site.

**Site #1.** Kimball Property was selected for the following reasons:

- Site is in downtown San Luis Obispo.
- Site is across the street from the DA and PD office and in close proximity to other justice partners.
- Site is one block from the city's Transit Center with access to all nine city bus routes and regional bus service to cities within the county.

- Site allows the continued use of an existing city parking garage at no cost under an agreement into perpetuity for jurors and the public.
- Site infrastructure is adjacent to support the courthouse.
- Site provides a civic presence.
- County of San Luis Obispo supports the development of the courthouse at this location.
- City of San Luis Obispo supports the development of the courthouse at this location and will support the project and modifications to their street right-of-ways to ensure programmatic and security requirements can be met on the property. Refer to Attachment 2, Letter from the City of San Luis Obispo.

**Site #4.** Existing Courthouse property was selected as the alternative site as a backup to the preferred site. Site #4 is similarly located in the downtown core of San Luis Obispo and has similar characteristics and attributes as the preferred site, but was not ranked as preferred due to the potential disruption to court operations and increased projects costs associated with needing to vacate the existing courthouse and occupy swing space during the 3-year building demolition and construction.

## 5. **Site Summary**

The COBCP and project authorization established the acquisition of a 2.5-acre property for this project, but did not contemplate the provision of juror, public or staff on-site parking. The existing courthouse provides secure judicial officer parking on-site and utilizes downtown public parking for juror's and the public through an agreement with the city of San Luis Obispo at no cost to the Superior Court.

In order to accommodate the approved project scope of a 145,000 BGSF, 12-courtroom courthouse with secure parking for judicial officers, it was determined that if the courthouse site is located within the downtown core and within reasonable proximity to the City's public parking garage, as used currently by the court, and has good access to public transportation and services a 2.5-acre site is more than sufficient and a smaller site size could be capable of accommodating the courthouse program. Conversely, as prospective courthouse sites move away from the downtown core to areas where public parking is not available and public transportation is limited, the 2.5-acre site becomes too small and inadequate to accommodate the necessary juror, public and staff parking on site. The California Trial Court Facilities Standards (CTCFS) guideline of 2 parking spaces per 1,000 BGSF was used to establish that 300 parking spaces would be necessary for this courthouse project should public parking not be available.

Through conceptual site test fits in multiple configurations, the following site sizes were determined to accommodate the project scope:

Downtown core site: 2-acres or less

Outside of the city's Downtown with 300 parking spaces:

- 2.5-acre site with a three-level parking structure = increased construction cost
- 5+-acre site with at grade surface parking.

**6. Site Planning**

**6.1 Site Location Evaluation**

The following exhibits define the location of each of the four (4) studied sites relative to specific site selection criteria, including to proximity to public parking, county justice partners, city transportation, and the county regional airport.

Figure 6.1.1; Downtown Proximity Map

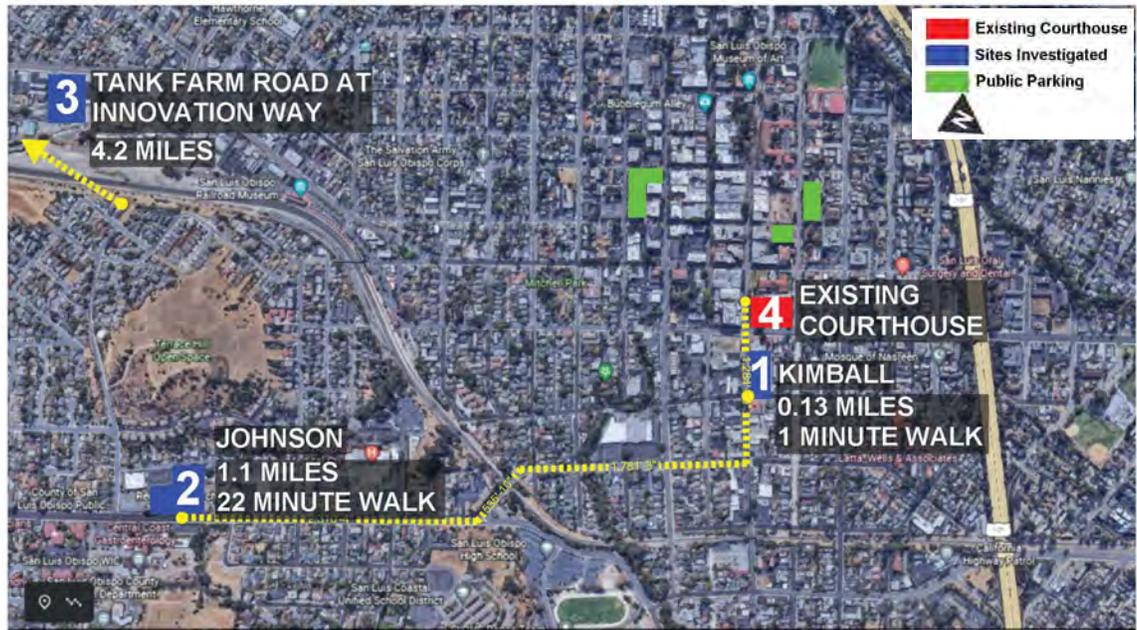


Figure 6.1.2; County Justice Partners Radius Map

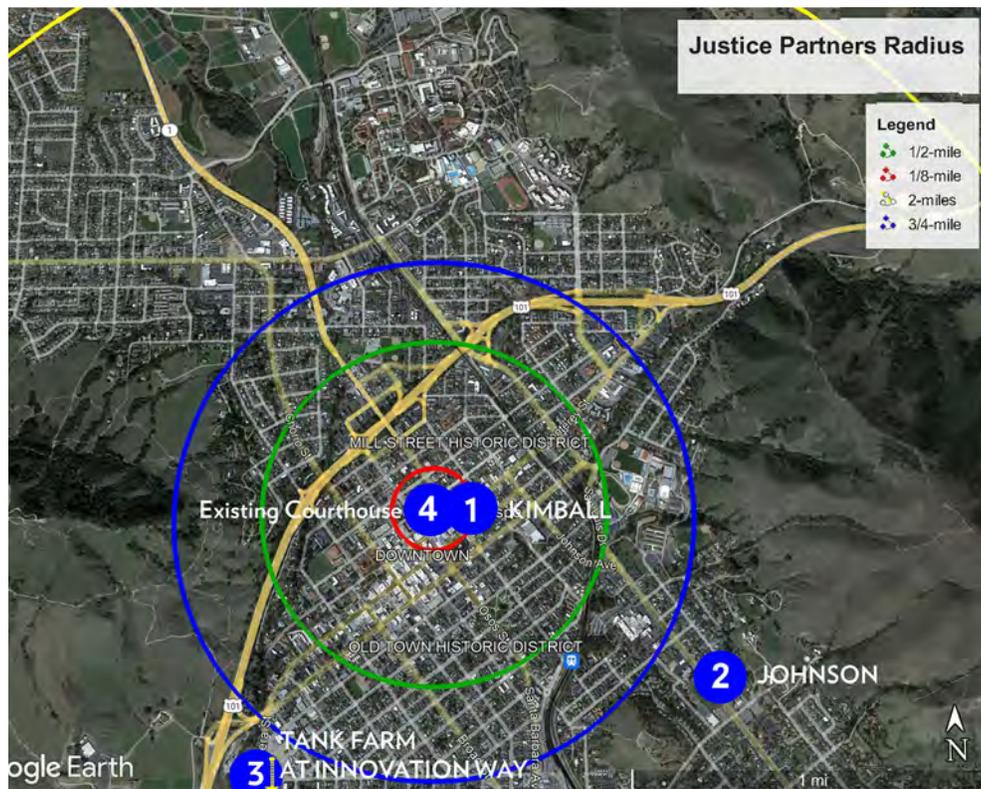


Figure 6.1.3; City of San Luis Obispo Bus Routes

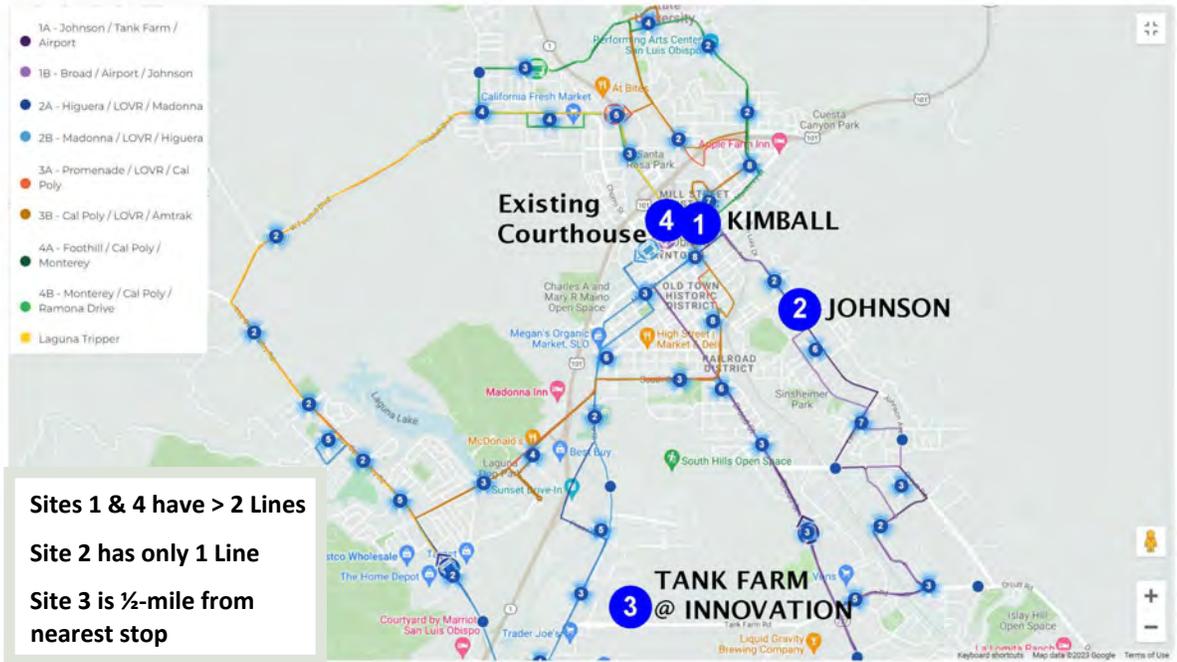
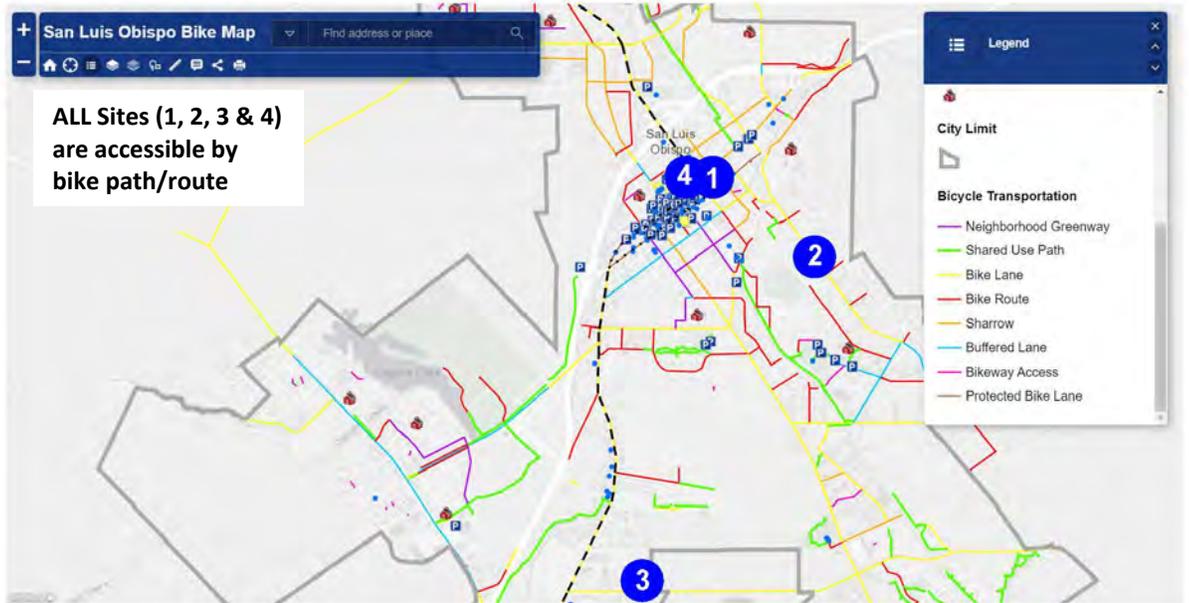


Figure 6.1.4; City of San Luis Obispo Bus Routes



Per Public Utilities Code Section 21655, the Department of Transportation (DOT), Division of Aeronautics is required to assess properties considered for State acquisition if they are within two miles of an airport. DOT’s analysis consists of a review of the California Code of Regulations (CCR), Title 21, Section 357-, Caltrans’ Airport Land Use Planning Handbook, instrument approach procedures, DOT files, and other publications related to aircraft operations at the local airport. Additionally, the local Airport Land Use Commission and airport management are given an opportunity to provide comment on the proposed property use and airport land use compliance. Site #3. Tank Farm Property was submitted to DOT for this review.

Figure 6.1.5; Department of Transportation 2-mile Airport Radius Map



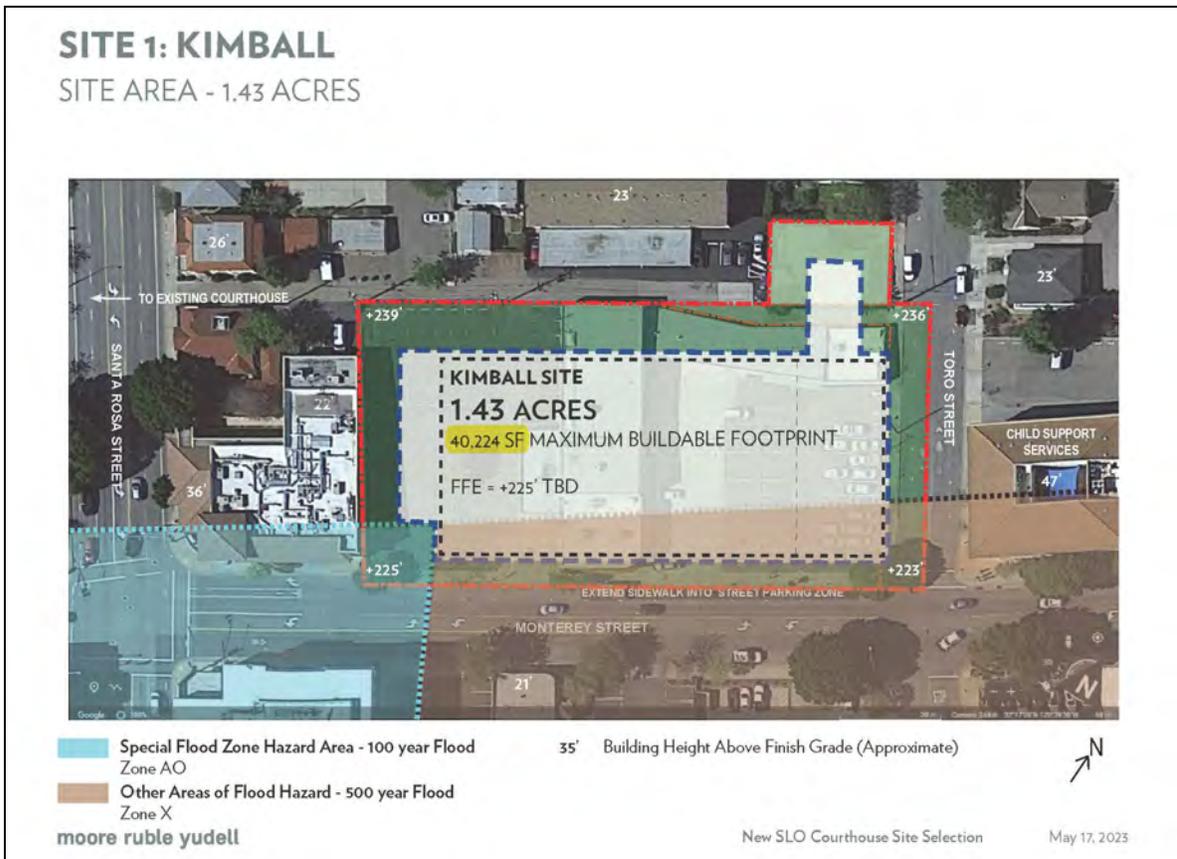
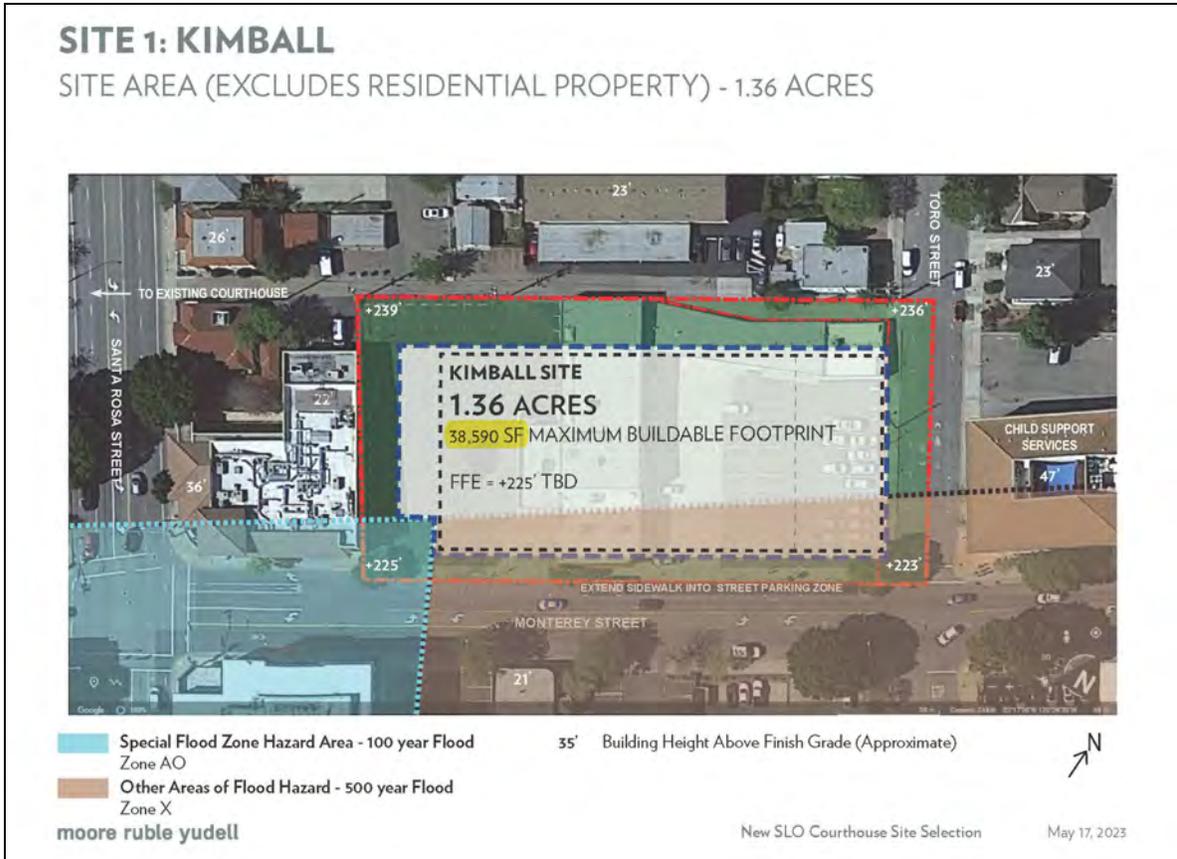
## 6.2 Site Studies, by Site

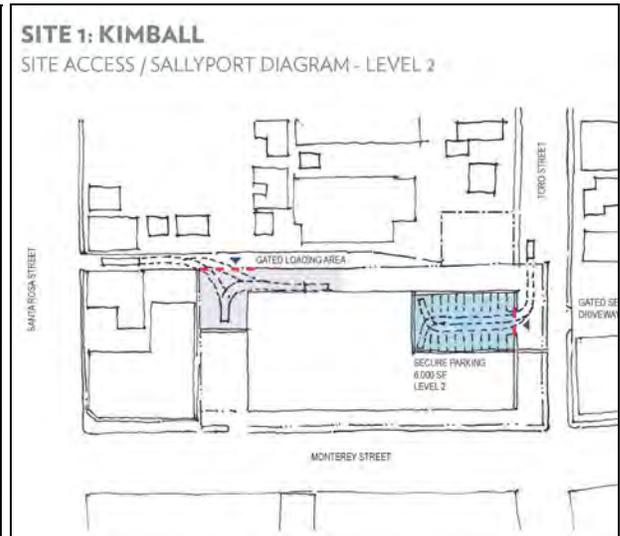
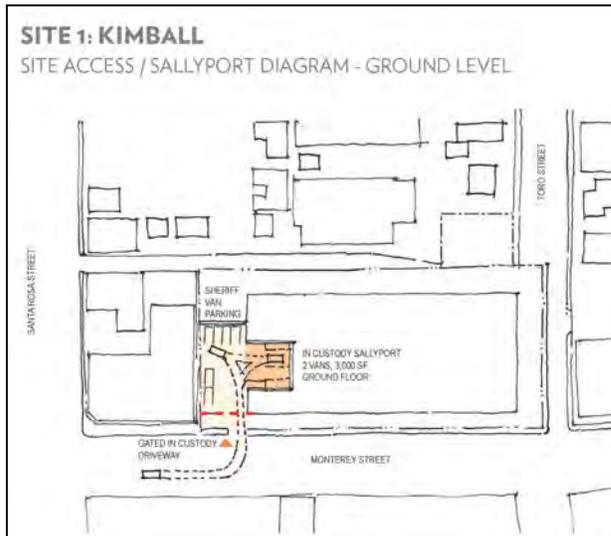
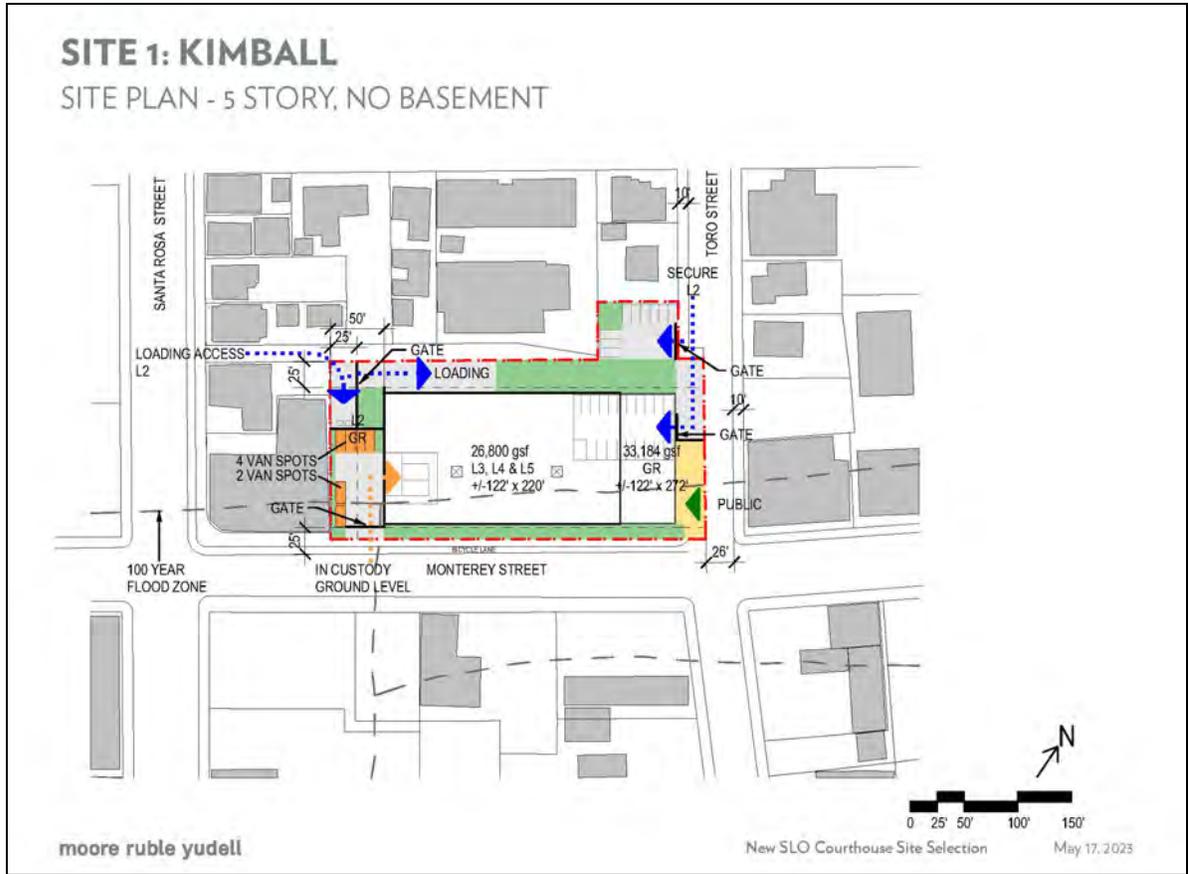
The Criteria Architect, Moore Ruble Yudell *architects & planners* (MRY), worked with the Superior Court of San Luis Obispo on site test fits for the four shortlisted prospective properties applying the programmatic needs, site circulation, and site criteria to each site.

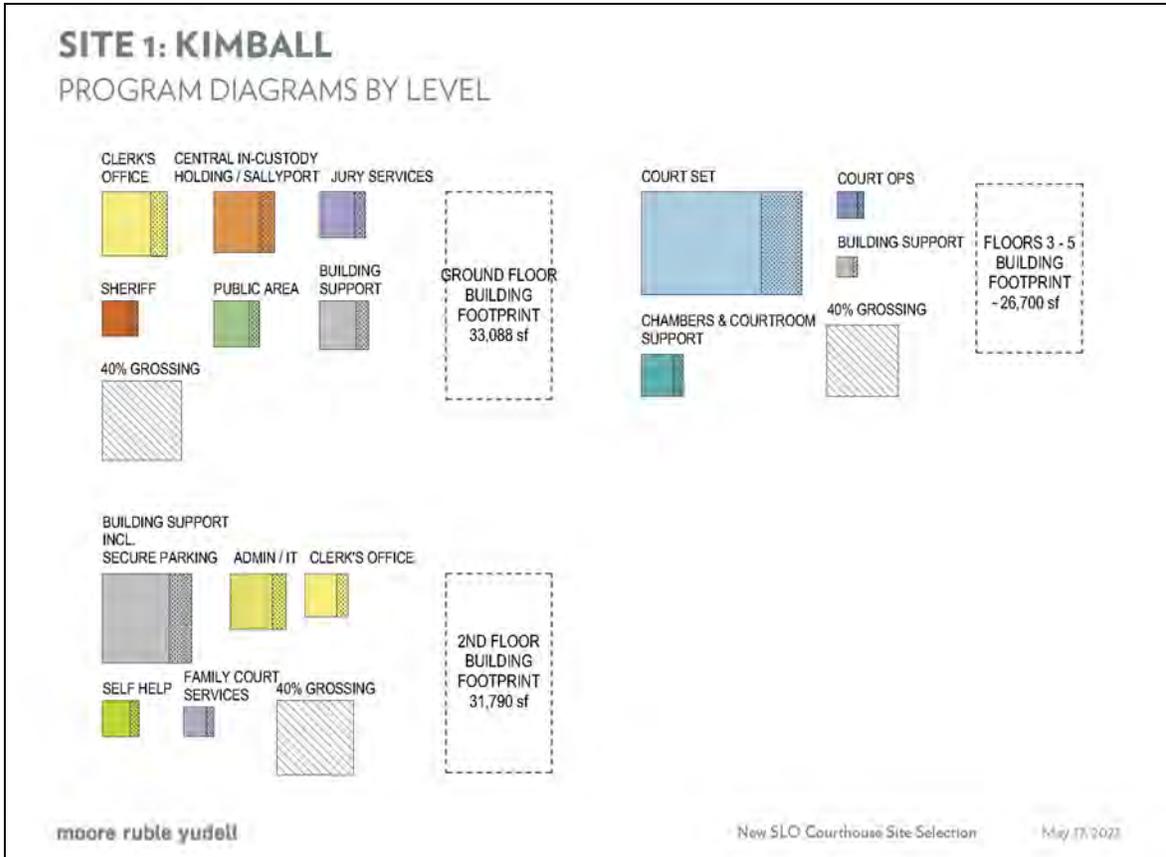
### 6.2.1 Preferred Site

**Site #1.** Kimball Property, owned by the County of San Luis Obispo has the following characteristics and attributes:

- Site Area of 1.36-acres, inclusive of partial vacating of the adjacent alley and partial closure, one direction of traffic, of Toro Street
- Site Area increased to 1.43-acres with the acquisition of adjacent residential property. Provides additional site buffer and parking for court and un-occupied sheriff transport vehicles
- Downtown location
- Maximum buildable footprint: 40,224 SF; Ground Floor building area: 33,088 SF
- 15-foot grade change across site, allowing entry at ground level and level 2; no basement
- Suitable soil characteristics; low risk of liquefaction
- Hydrology:
  - No building within 100-year flood zone area
  - High ground water level at 6 to 9-feet







Superior Court of San Luis Obispo  
New San Luis Obispo Courthouse

Projected Staff and Space Requirements Summar - DRAFT



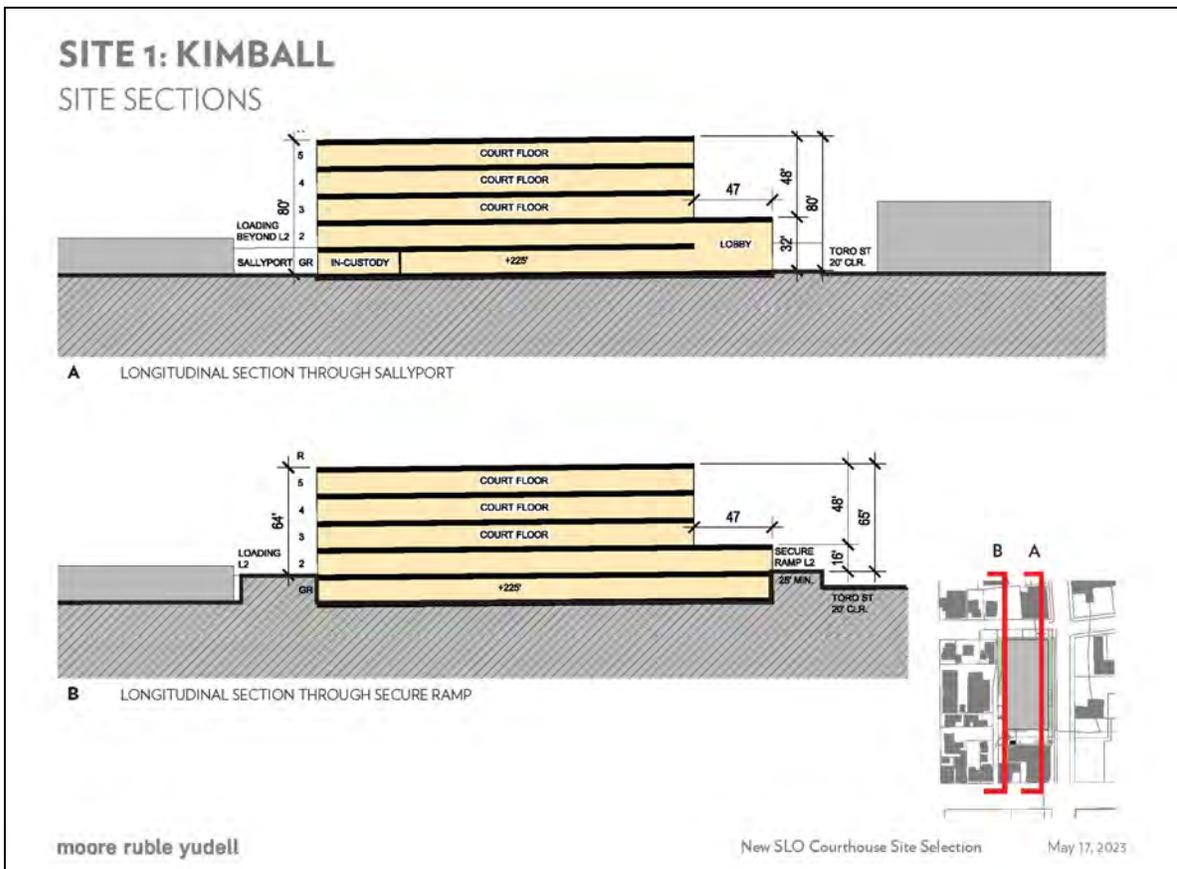
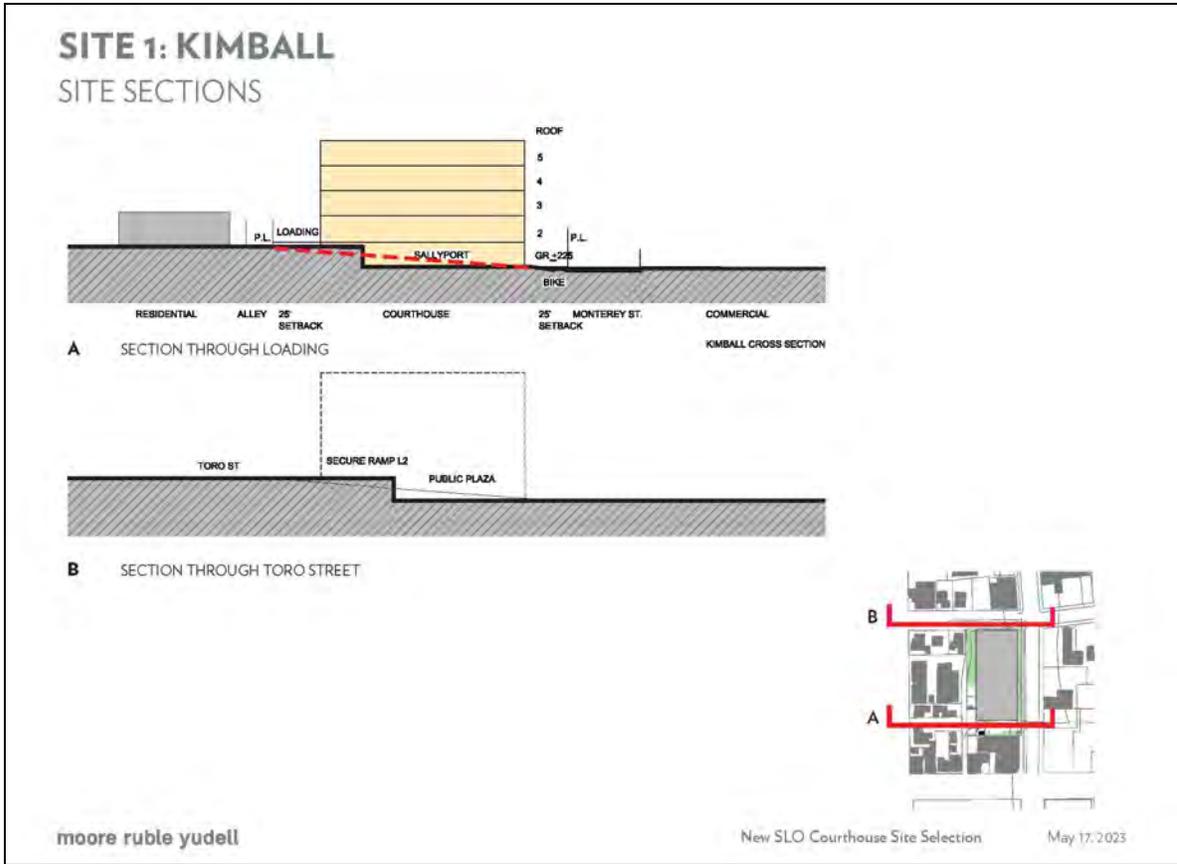
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FACILITIES SERVICES

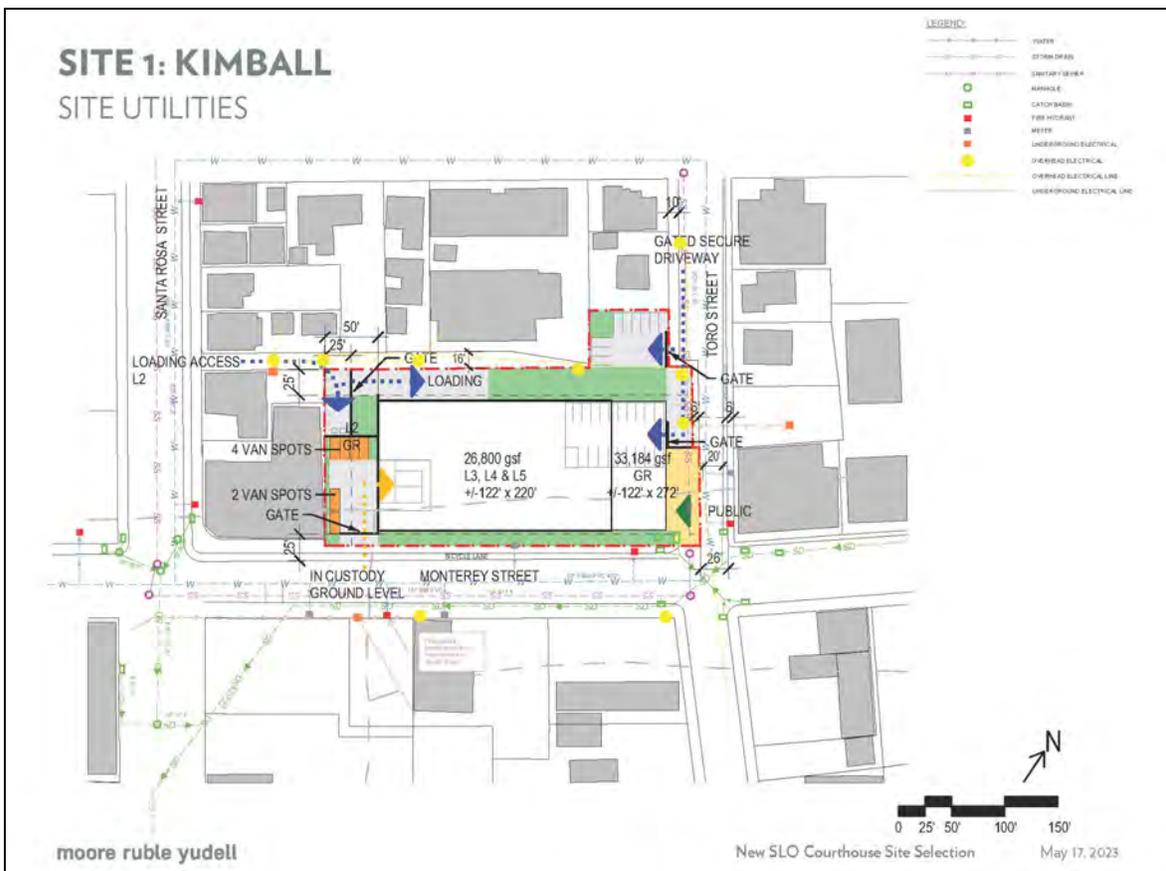
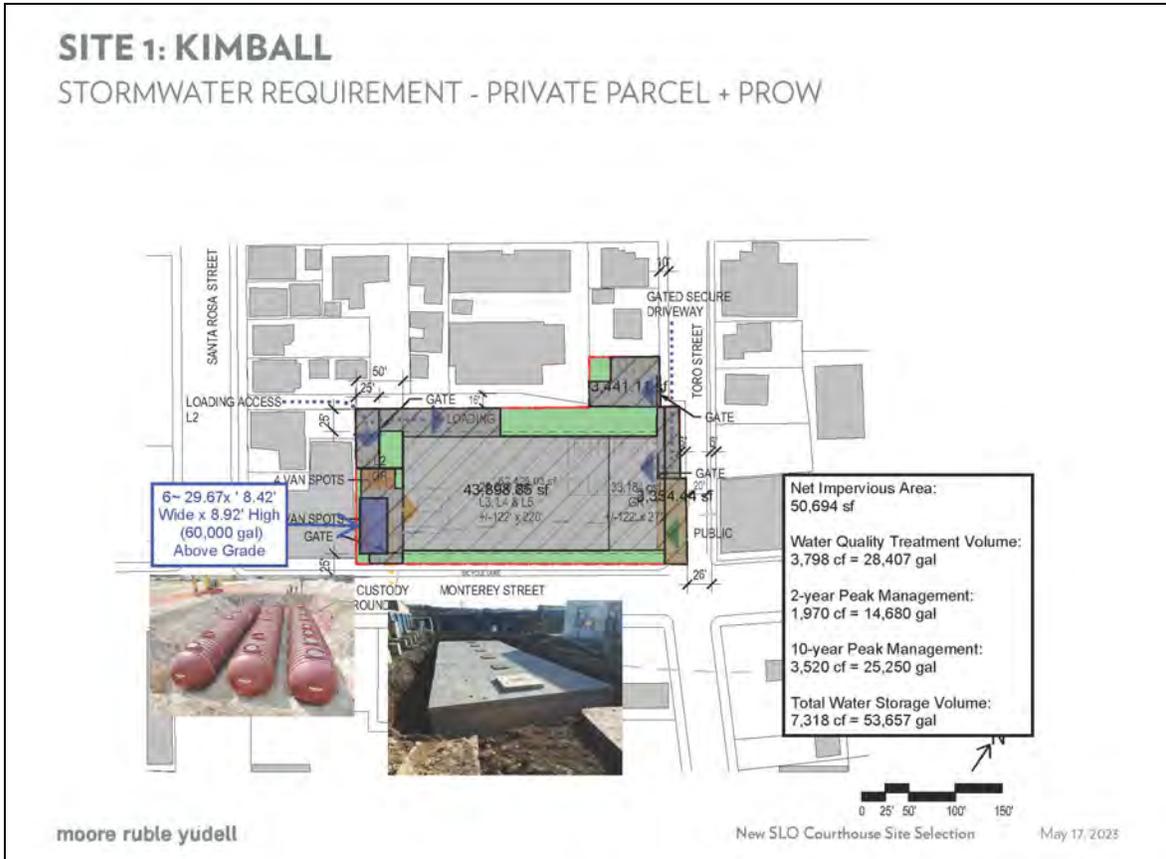
1-KIMBALL PROPERTY = 5 Story; 2 Large & 2 Standard Courtrooms on Levels 3/4  
and all Standard Courtrooms on Level 5.

Space Program Summary	CURRENT NEED			Basement	Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	Total
	Ctrms	Staff	Total NSF <sup>2</sup>	CGSF <sup>3</sup> / Floor						Total CGSF <sup>3</sup>
1.0 Public Area - Lobby, Security Screening	-	6	3,180		3,180					3,180
2.0 Court Sets	12	0	46,517			15,623	15,623	15,270		46,517
3.0 Chambers & Courtroom Support	-	17	8,005			2,685	2,660	2,660		8,005
4.0 Court Operations	-	21	1,875			500	650	725		1,875
5.0 Clerk's Office	-	68	8,960		6,182	2,778				8,960
6.0 Family Court Services	-	6	1,226			1,226				1,226
7.0 Self Help	-	5	2,001			2,001				2,001
8.0 Administration/Information Technology	-	22	4,715			4,715				4,715
9.0 Jury Services	-	2	3,187		3,187					3,187
10.0 Sheriff (Staff Not Shown - 8 Sheriff Deputies + 12 Bailiffs)	-	0	1,911		1,911					1,911
11.0 Central In-Custody Holding (Includes Vehicle Sallyport)	-	0	5,550		5,550					5,550
12.0 Building Support	-	0	16,438		3,625	11,988	325	175	325	16,438
Subtotal	12	147	103,563	0	23,634	22,707	19,133	19,108	18,980	103,563
<b>Information Only</b>										
Large Conference Room						600				
Loading Receiving - Trash/Recycling Area						300				
Housekeeping Storage						150				
Custodial Staff Area						250				
Court General Storage						400				
Mailroom					100					
Staff Break Room					400					
Staff Lactation Room						50				
Staff Shower Restroom (2 @ 80)						160				
Grossing Factor <sup>1</sup>										
<b>Total Gross Square Feet (GSF)</b>				<b>0</b>	<b>33,088</b>	<b>31,790</b>	<b>26,787</b>	<b>26,752</b>	<b>26,572</b>	<b>144,988</b>
GSF per Courtroom										

Table Footnotes:

- The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.
- NSF = Net Square Feet.
- CGSF = Component Gross Square Feet.



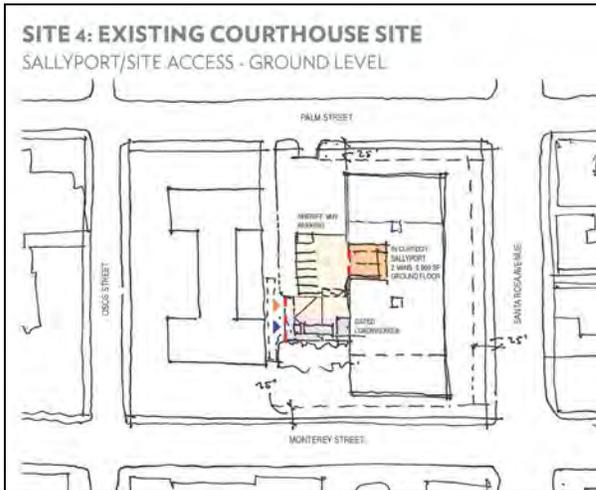
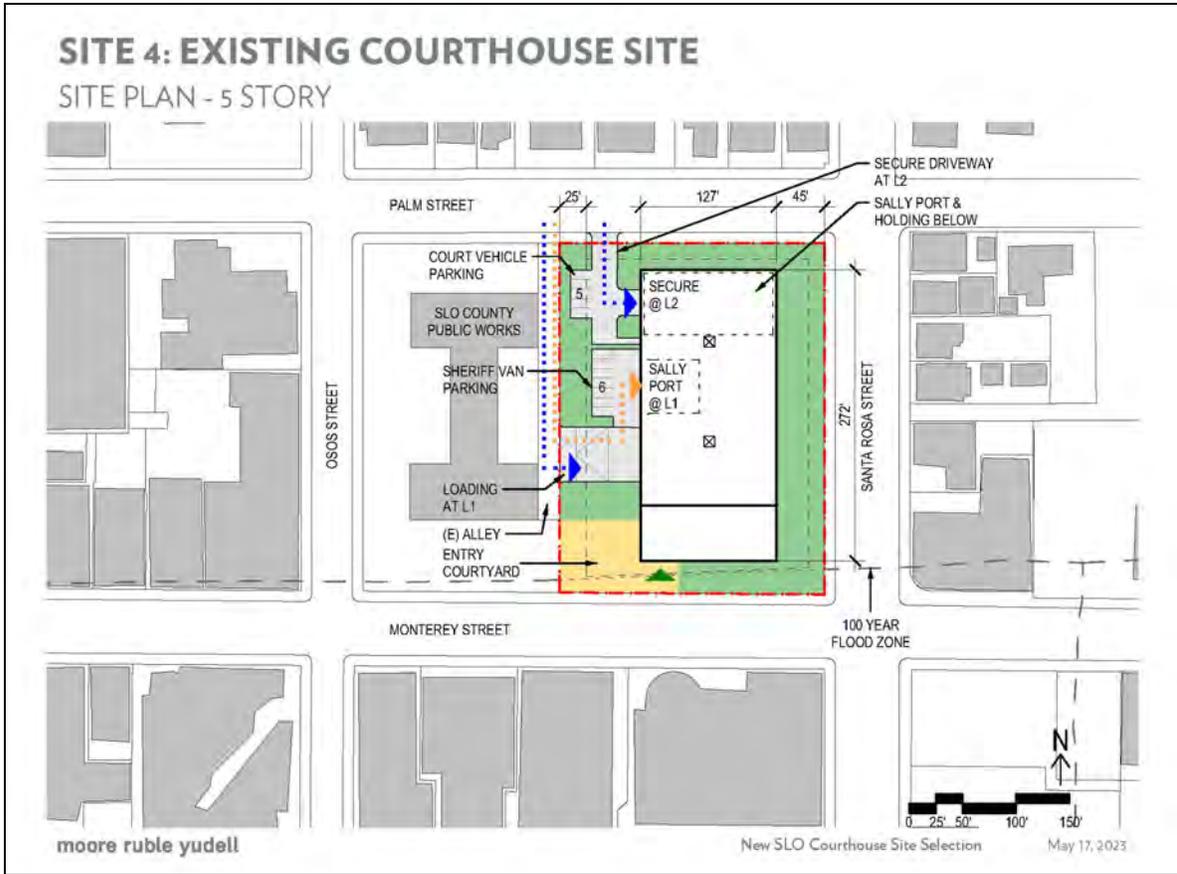


## 6.2.2 Alternative Site

**Site #4.** Existing Courthouse, owned by the County of San Luis Obispo has the following characteristics and attributes:

- Site Area of +/- 1.9-acres
- Downtown location
- Maximum buildable footprint: 60,915 SF; Ground Floor building area: 33,088 SF
- Requires division of existing parcel with Historic Courthouse and new parcel map to add small corner parcel.
- 16-foot grade change across site, allowing entry at ground level and level 2; no basement
- Requires relocation of existing courthouse operations into temporary swing space during 3-year construction period
- Existing power and telecom utility, serving County-owned historic courthouse traverses proposed site. Utility relocation required.
- Suitable soil characteristics; low risk of liquefaction
- Hydrology:
  - No building within 100-year flood zone area
  - High ground water level at 6 to 9-feet





Superior Court of San Luis Obispo  
New San Luis Obispo Courthouse  
Projected Staff and Space Requirements Summary - **DRAFT**

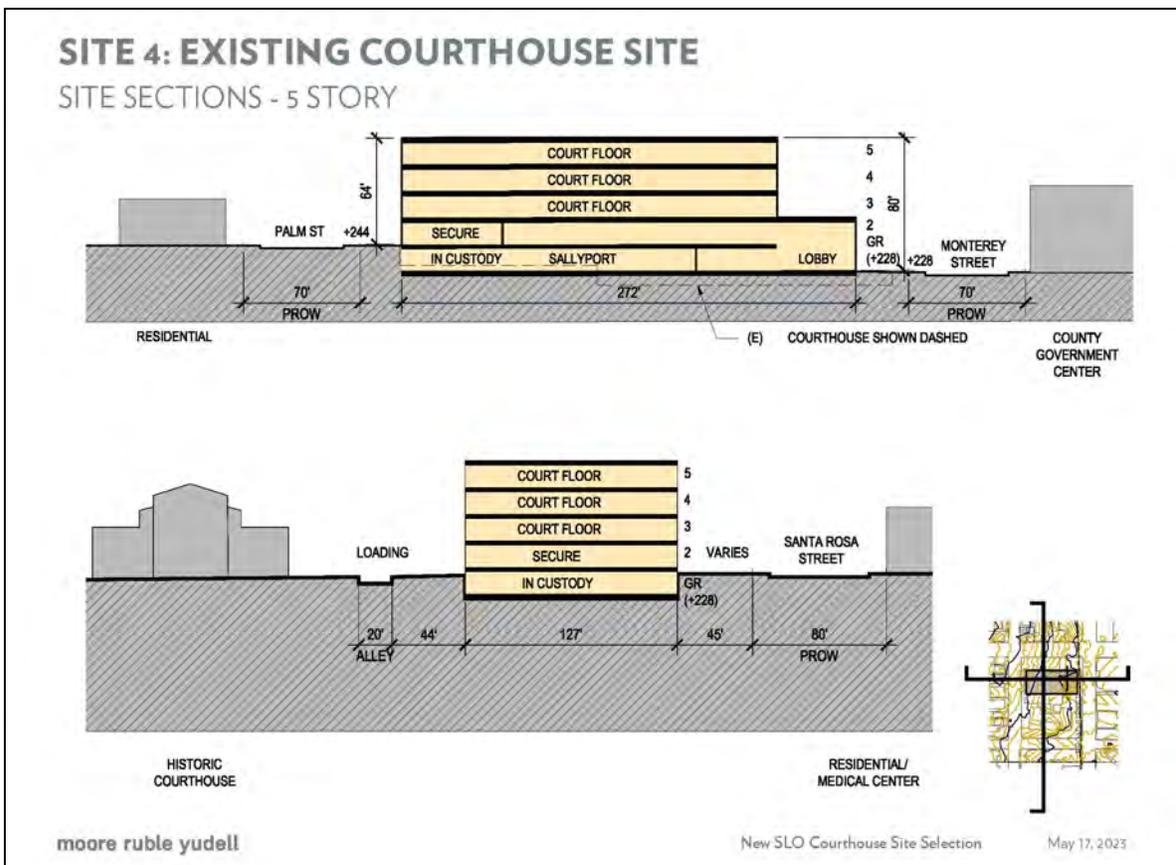


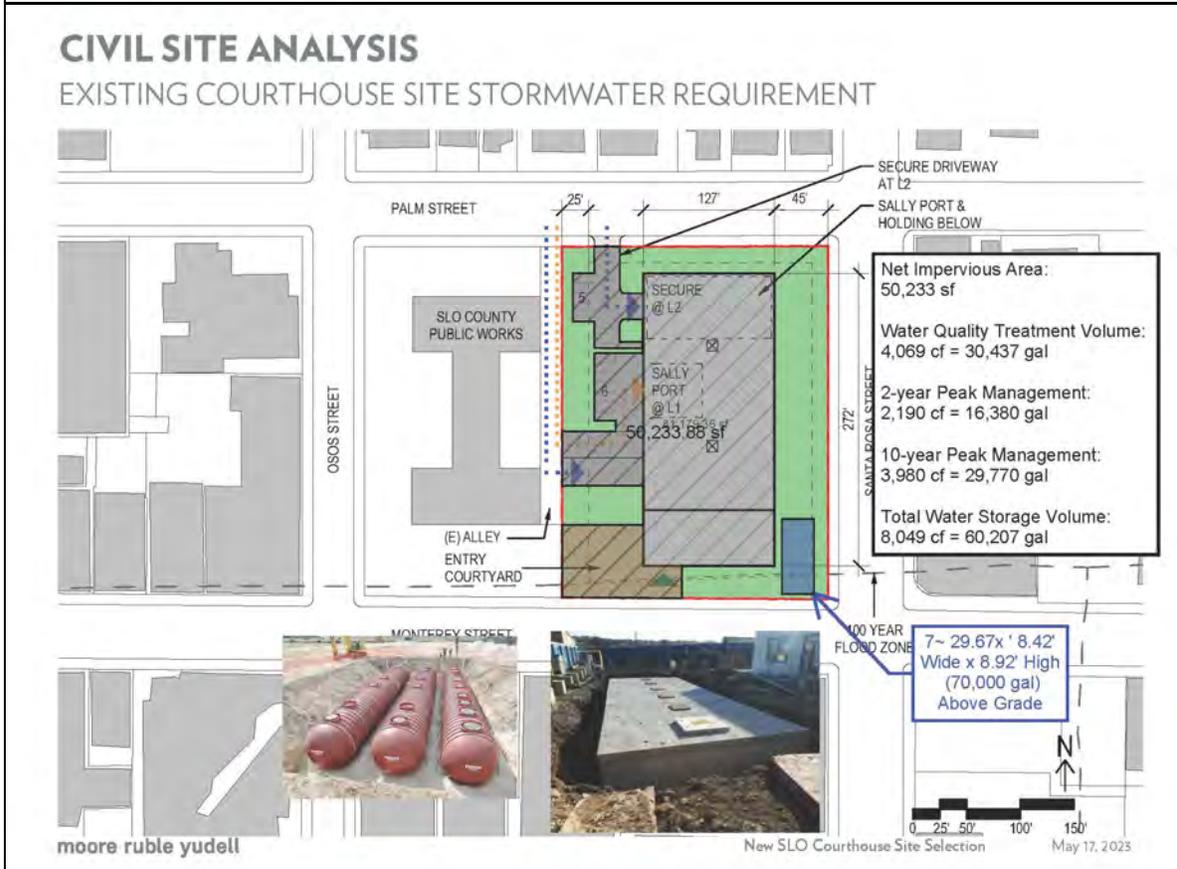
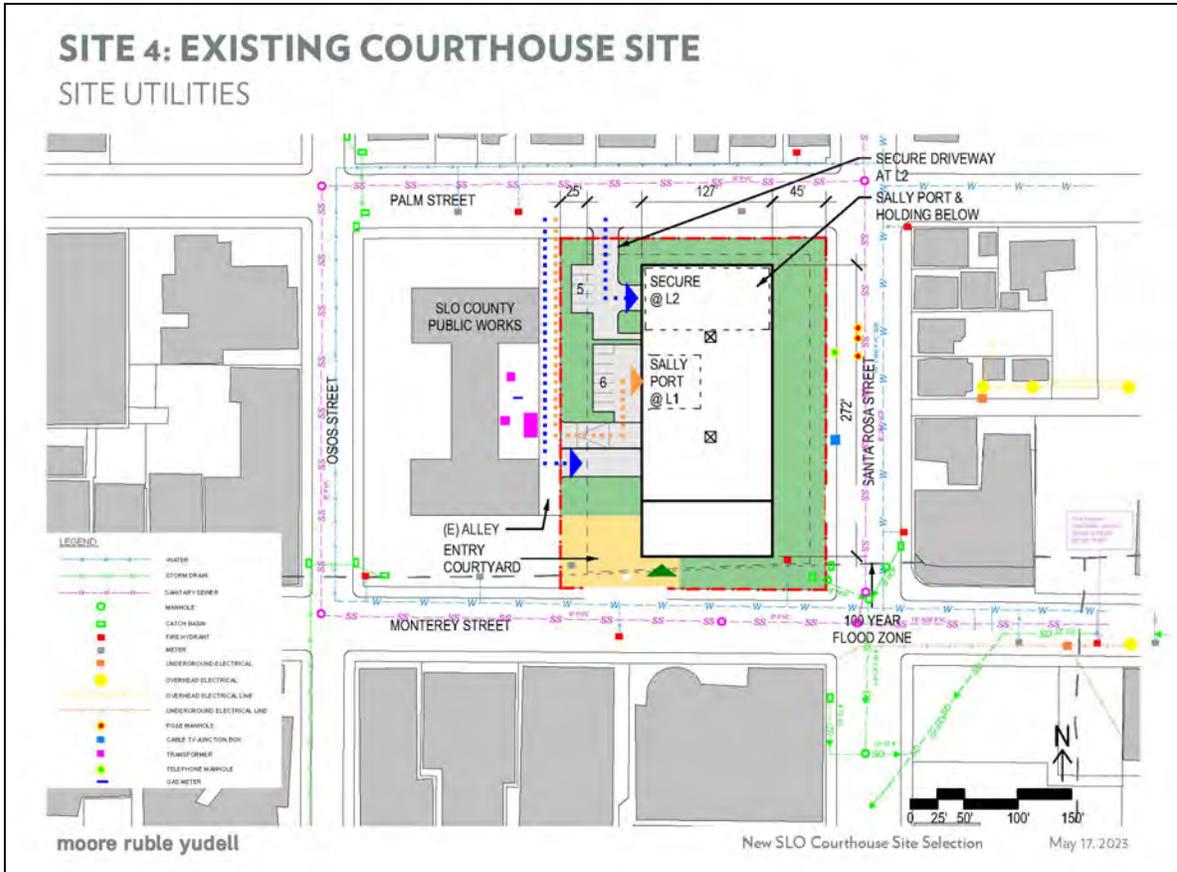
EXISTING COURTHOUSE PROPERTY = 5 Story; 2 Large & 2 Standards Courtrooms on Levels 3/4 and all Standard Courtrooms on Level 5.

Space Program Summary				CURRENT NEED			Basement	Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	Total
Division / Functional Area				Ctrms	Staff	Total NSF <sup>2</sup>	CGSF <sup>3</sup> / Floor					Total CGSF <sup>3</sup>	
1.0	Public Area - Lobby, Security Screening	-	6	3,180			3,180						3,180
2.0	Court Sets	12	0	46,517					15,623	15,623	15,270		46,517
3.0	Chambers & Courtroom Support	-	17	8,005					2,685	2,660	2,660		8,005
4.0	Court Operations	-	21	1,875				1,875					1,875
5.0	Clerk's Office	-	68	8,960			6,182	2,778					8,960
6.0	Family Court Services	-	6	1,226				1,226					1,226
7.0	Self Help	-	5	2,001				2,001					2,001
8.0	Administration/Information Technology	-	22	4,715				4,715					4,715
9.0	Jury Services	-	2	3,187			3,187						3,187
10.0	Sheriff (Staff Not Shown - 8 Sheriff Deputies + 12 Bailiffs)	-	0	1,911			1,911						1,911
11.0	Central In-Custody Holding (Includes Vehicle	-	0	5,550			5,550						5,550
12.0	Building Support	-	0	16,438			4,500	11,113	175	175	475		16,438
Subtotal				12	147	103,563	0	24,509	23,707	18,483	18,458	18,405	103,563
<b>Information Only</b>													
Large Conference Room													
Loading Receiving - Trash/Recycling Area													
Housekeeping Storage													
Custodial Staff Area													
Court General Storage													
Mailroom													
Staff Break Room													
Staff Lactation Room													
Staff Shower Restroom (2 @ 80)													
Grossing Factor <sup>1</sup>													
<b>Total Gross Square Feet (GSF)</b>													
GSF per Courtroom													
							0	34,313	33,190	25,877	25,842	25,767	144,988

Table Footnotes:

- The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.
- NSF = Net Square Feet.
- CGSF = Component Gross Square Feet.





### 6.2.3 Lower Ranked Sites

The following sites were ranked lower than the preferred and the alternative site.

**Site #2.** Johnson Property, owned by the County of San Luis Obispo has the following characteristics and attributes:

- Site Area of 2.68-acres
- No public parking available; requires 3-level, approximately 270 stall parking structure. Potential impact to approved construction budget.
- Ground Floor building area: 33,674 SF
- Grade change across site, allowing entry at lower level for secure judicial officer parking and in-custody sallyport and ground level public access at level 2 off of Johnson Avenue
- Site utilities available.
- Suitable soil characteristics; low risk of liquefaction
- Hydrology:
  - No building within 100-year flood zone area
  - High ground water level at approximately 4-feet

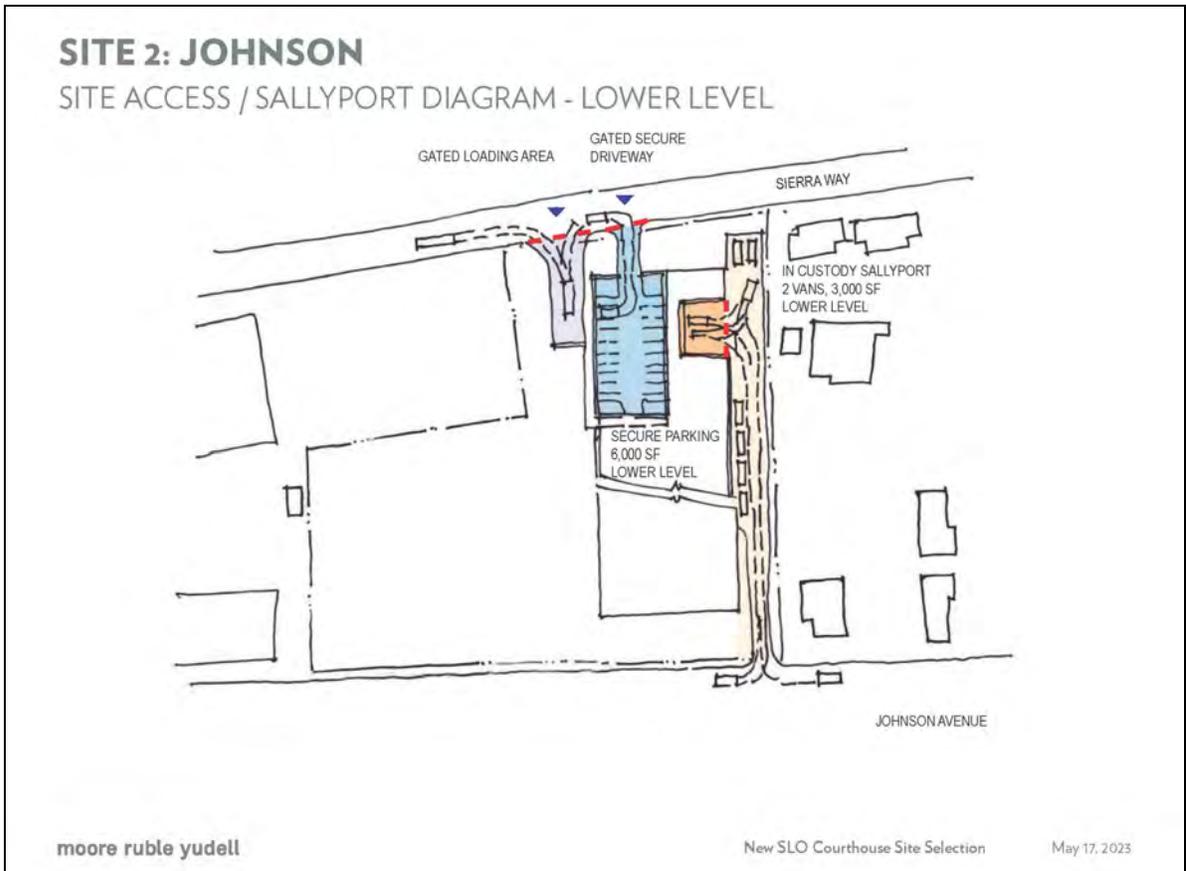
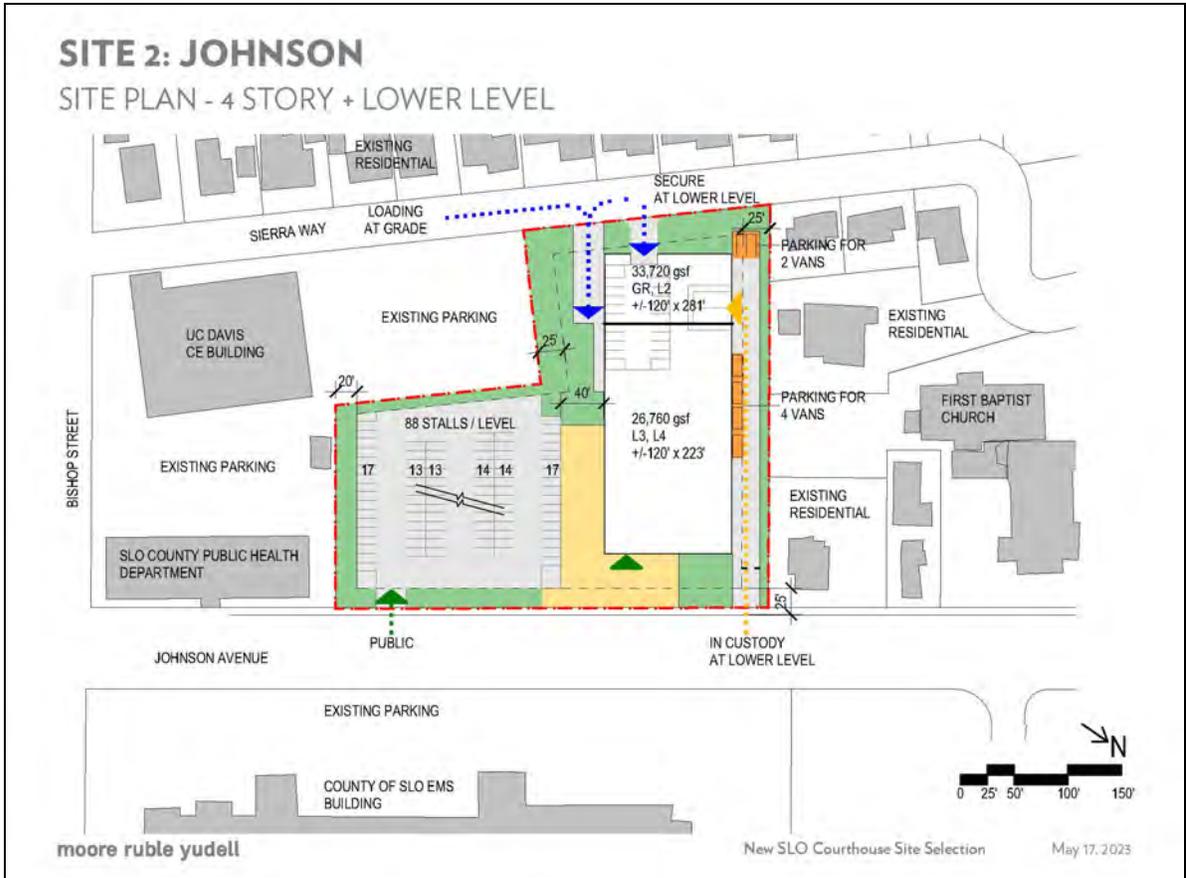
During the period of detailed study and evaluation of Site #2. Johnson Property by MRY and their consulting engineers, the County of San Luis Obispo notified the Judicial Council staff that their County Board of Supervisors would not support the acquisition of the Johnson property for the courthouse project and use. As a result, the property was removed from further consideration.

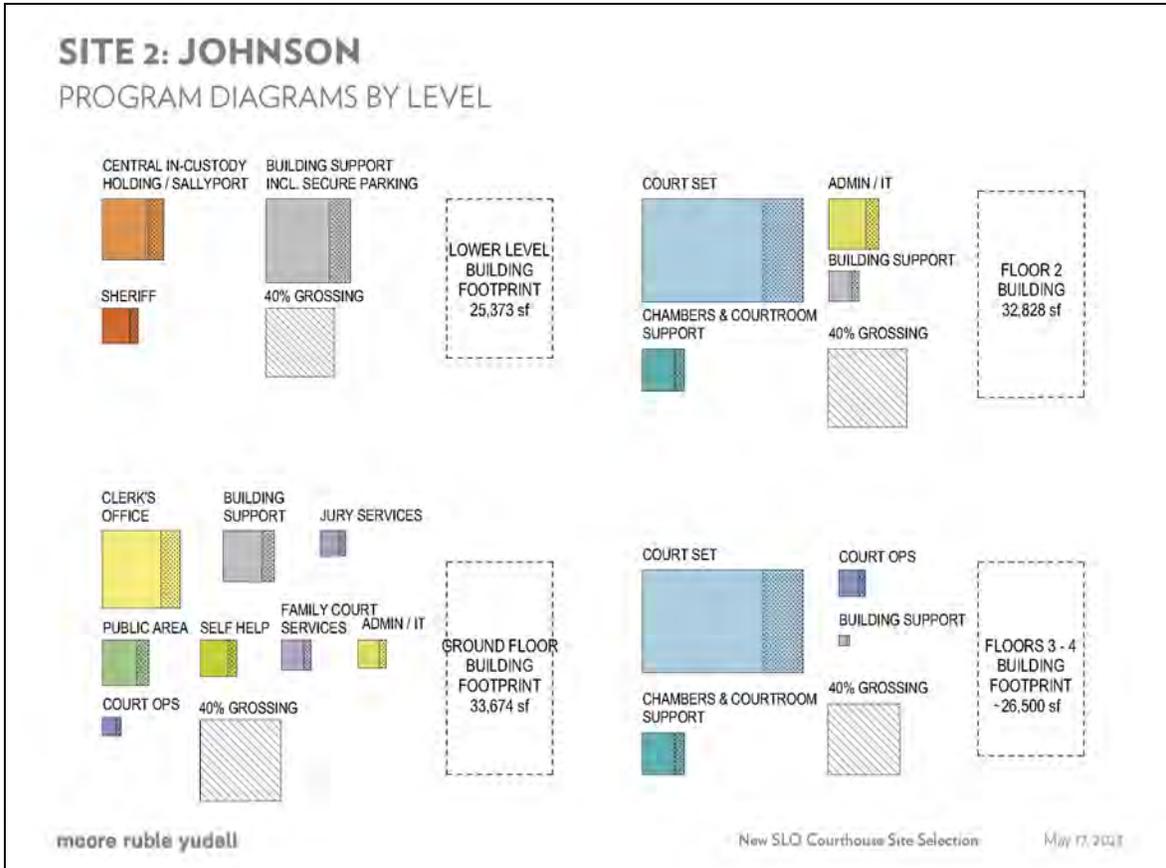
#### SITE 2: JOHNSON

SITE AREA - 2.68 ACRES



35' Building Height Above Finish Grade (Approximate)





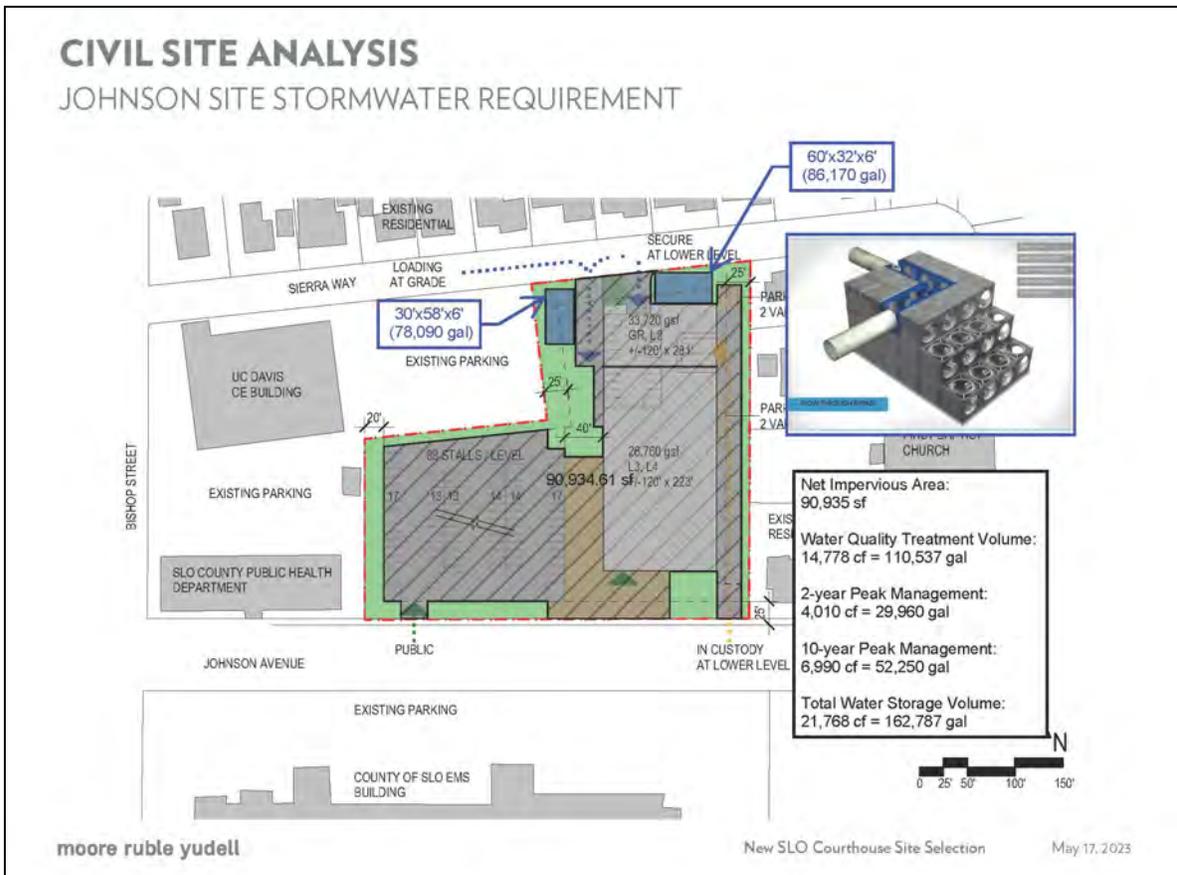
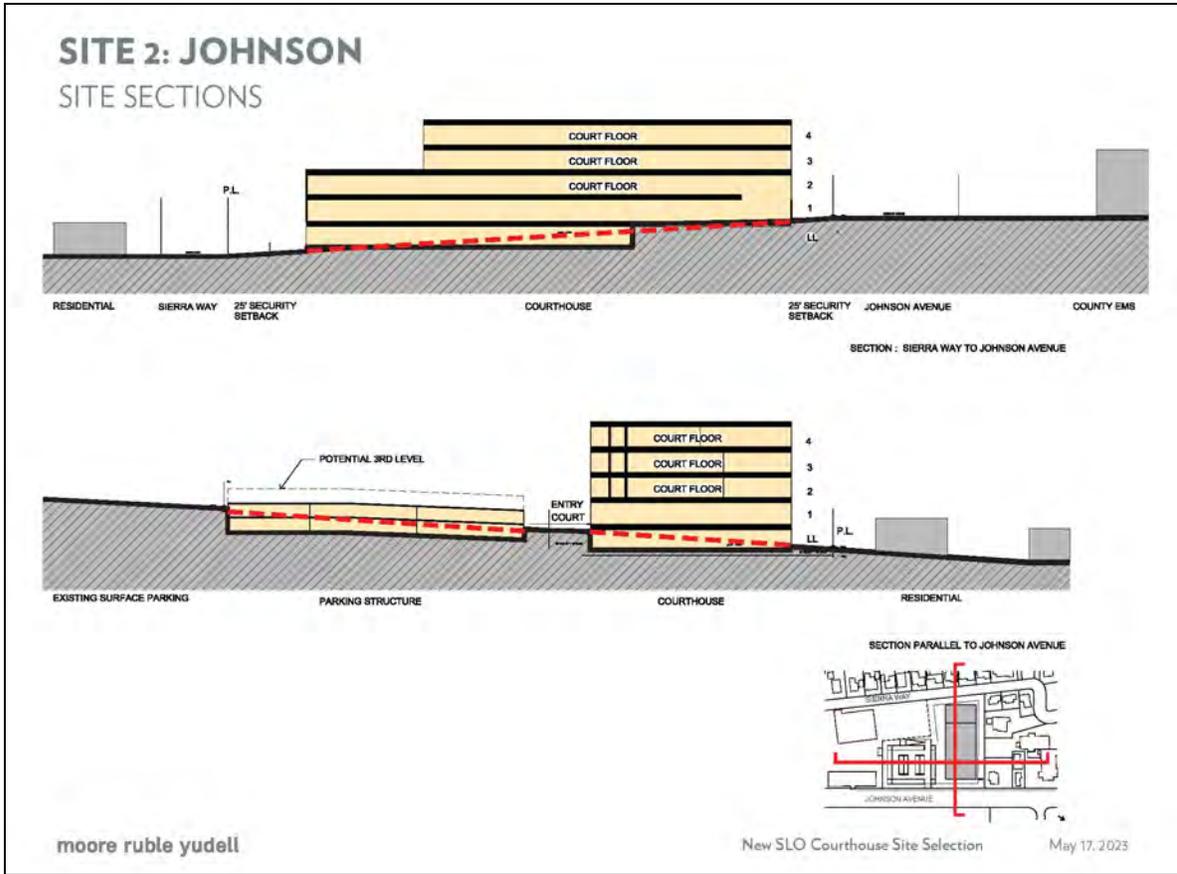
Superior Court of San Luis Obispo  
New San Luis Obispo Courthouse  
Projected Staff and Space Requirements Summary - DRAFT



2-JOHNSON PROPERTY = 4 Story + Lower Level; with 2 Large & 2 Standard Courtrooms on Levels 2/3 and all Standard Courtrooms on Level 4.

Space Program Summary	CURRENT NEED			Lower						Total
	Ctrms	Total Staff	Total	Basement	Level	Ground	2nd Floor	3rd Floor	4th Floor	
Division / Functional Area				CGSF <sup>3</sup> / Floor						Total CGSF <sup>3</sup>
1.0 Public Area - Lobby, Security Screening	-	6	3,180			3,180				3,180
2.0 Court Sets	12	0	46,517				15,623	15,623	15,270	46,517
3.0 Chambers & Courtroom Support	-	17	8,005				2,685	2,660	2,660	8,005
4.0 Court Operations	-	21	1,875			500		650	725	1,875
5.0 Clerk's Office	-	68	8,960							8,960
6.0 Family Court Services	-	6	1,226			1,226				1,226
7.0 Self Help	-	5	2,001			2,001				2,001
8.0 Administration/Information Technology	-	22	4,715			1,000	3,715			4,715
9.0 Jury Services	-	2	3,187			3,187				3,187
10.0 Sheriff (Staff Not Shown - 8 Sheriff Deputies + 12 Bailiffs)	-	0	1,911		1,911					1,911
11.0 Central In-Custody Holding (Includes Vehicle Sallyport)	-	0	5,550		5,550					5,550
12.0 Building Support	-	0	16,438		10,663	4,000	1,425	175	175	16,438
Subtotal	12	147	103,563	0	18,124	24,053	23,448	19,108	18,830	103,563
Information Only										
Large Conference Room							600			
Court General Storage						400				
Mailroom						100				
Loading Receiving - Trash/Recycling Area					300					
Main Electrical Room					150					
Main Telecommunications Room (MDF)					200					
UPS Room					100					
Elevator Equipment Rooms					500					
Staff Break Room						400	400			
Staff Lactation Room						50				
Staff Shower Restroom (2 @ 80)						160				
<b>Total Gross Square Feet (GSF)</b>				<b>0</b>	<b>25,373</b>	<b>33,674</b>	<b>32,828</b>	<b>26,752</b>	<b>26,362</b>	<b>144,988</b>
GSF per Courtroom										

Table Footnotes:  
1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.  
2. NSF = Net Square Feet.  
3. CGSF = Component Gross Square Feet.

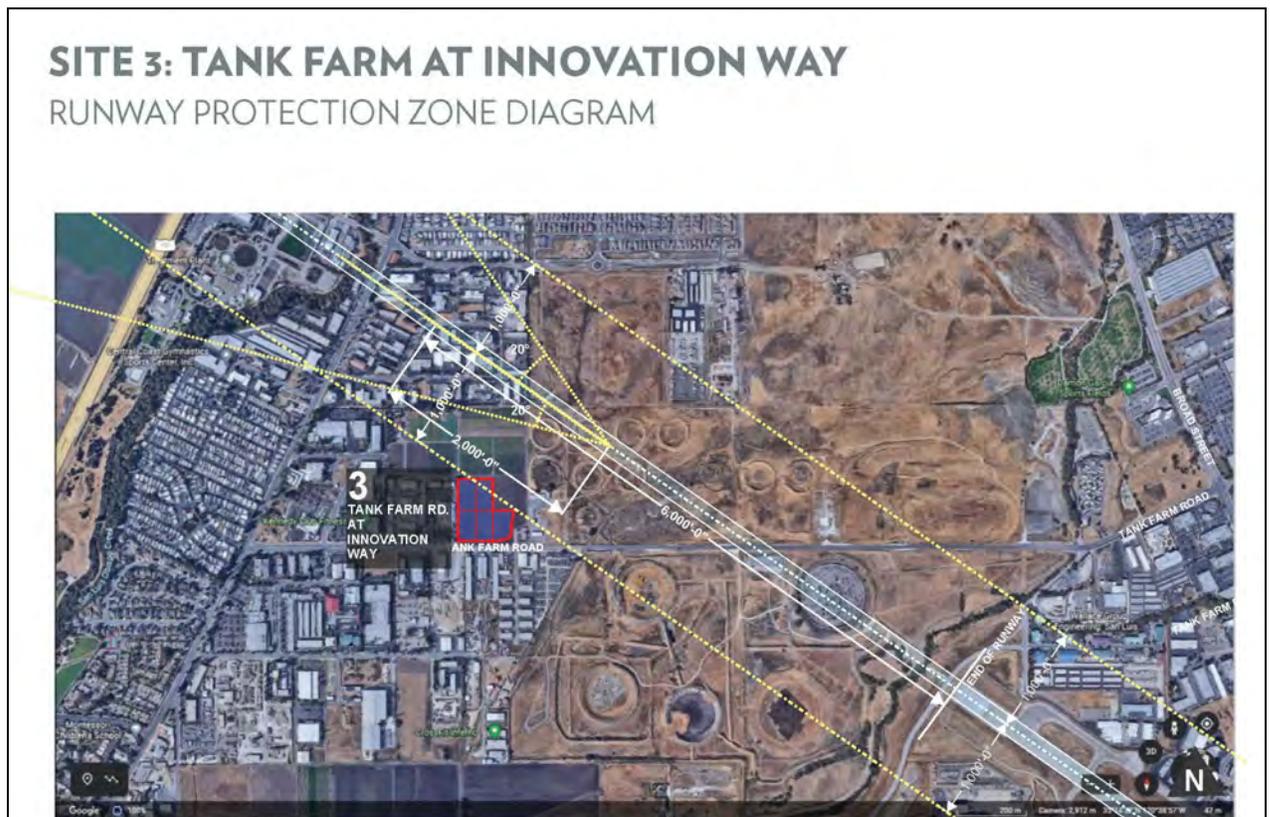


**Site #3.** Tank Farm Property, single private owner/multiple parcels has the following characteristics and attributes:

The Site 3-Tank Farm Property is within 2-miles of the San Luis Obispo County Regional Airport, requiring it to be reviewed and analyzed by the Department of Transportation (DOT), Aeronautics Division with a determination that either recommends the property for State acquisition or does not.

On May 23, 2023, the JCC, Real Estate staff received a letter from DOT, recommending against the acquisition of the Site 3-Tank Farm/Innovation Way property. As a result, the site may not be considered for the New San Luis Obispo Courthouse project and was removed from further consideration.

- Site Area of 5.47-acres, consisting of 5 parcels.
- Reduced building height to 3-stories due to consistency with context and scale of location and proximity to regional airport and airport runway area of influence.
- Ground Floor building area: 50,129 SF
- Remote from downtown; 300 surface parking spaces
- Site easements may impact site development and building location
- Possible building envelope upgrade for possible airplane noise mitigation
- Loose soil requiring geotechnical soil conditioning and possibly deepened foundation systems; high risk of liquefaction based on owner-provided geotechnical report.
- Hydrology:
  - High ground water level at 9 to 14-feet. Impact to basement construction, potentially requiring dewatering, sump and extensive waterproofing



### SITE 3: TANK FARM AT INNOVATION WAY

SITE AREA - 5.47 ACRES



35' Building Height Above Finish Grade (Approximate)

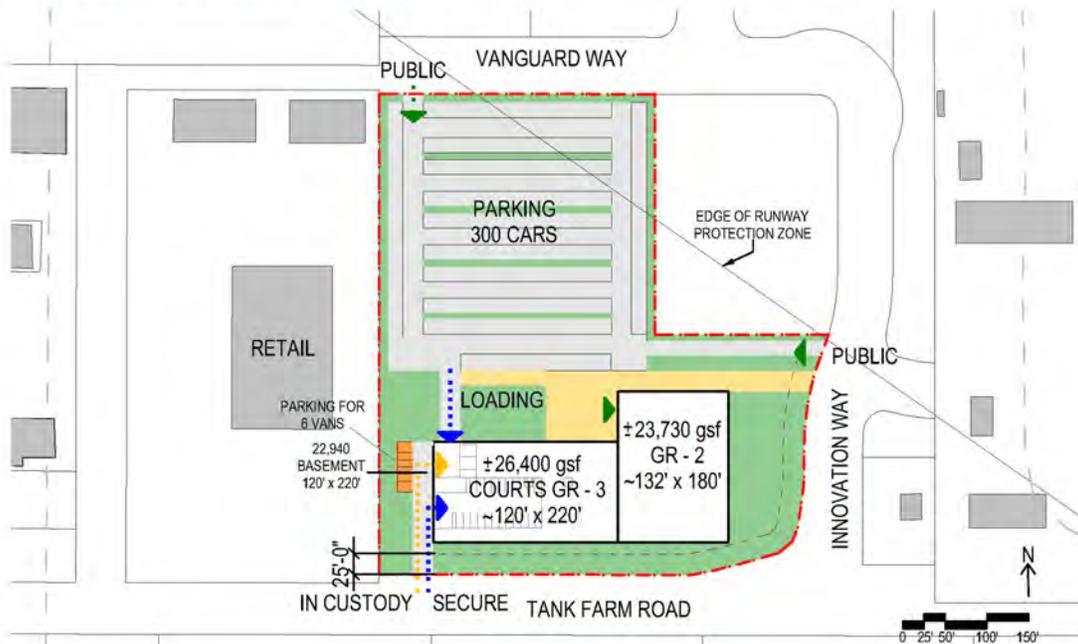
moore ruble yudell

New SLO Courthouse Site Selection

May 17, 2023

### SITE 3: TANK FARM AT INNOVATION WAY

SITE PLAN - 3 STORY + BASEMENT

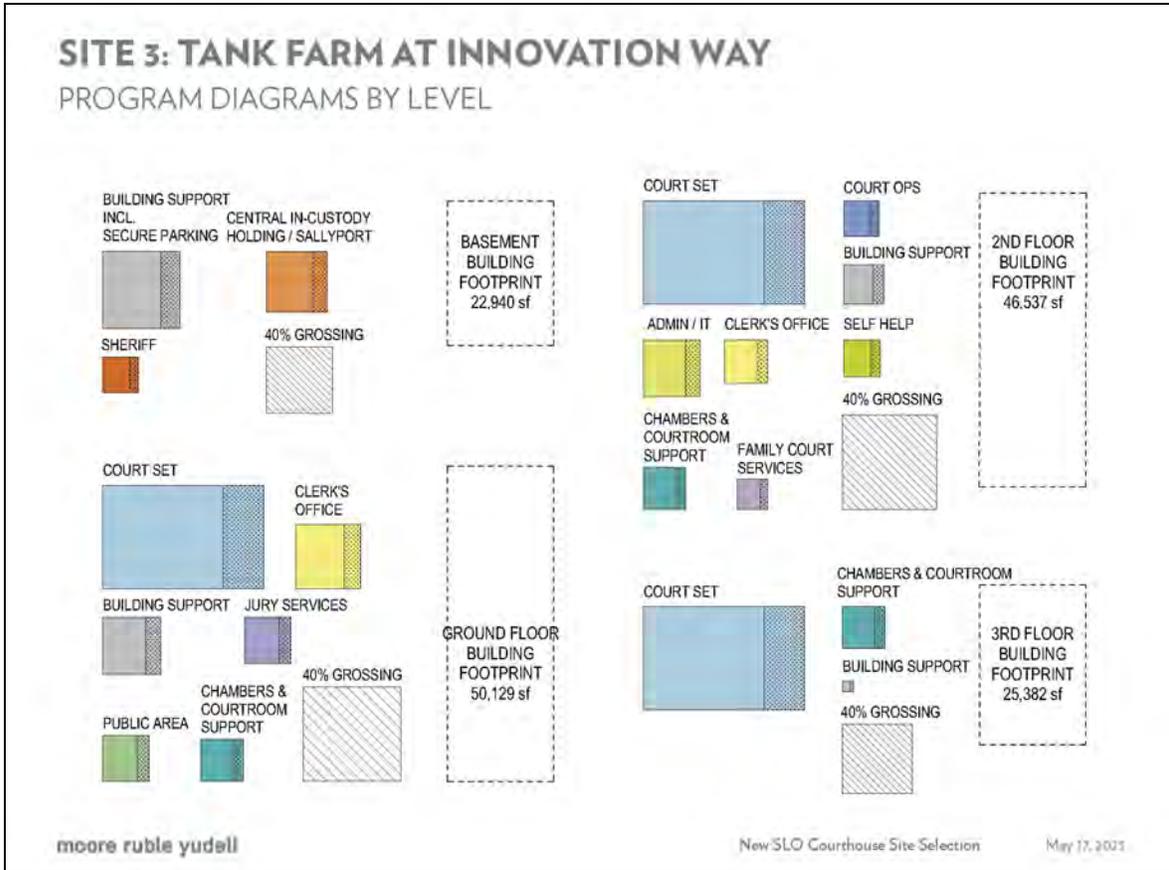


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New SLO Courthouse Site Selection

May 17, 2023





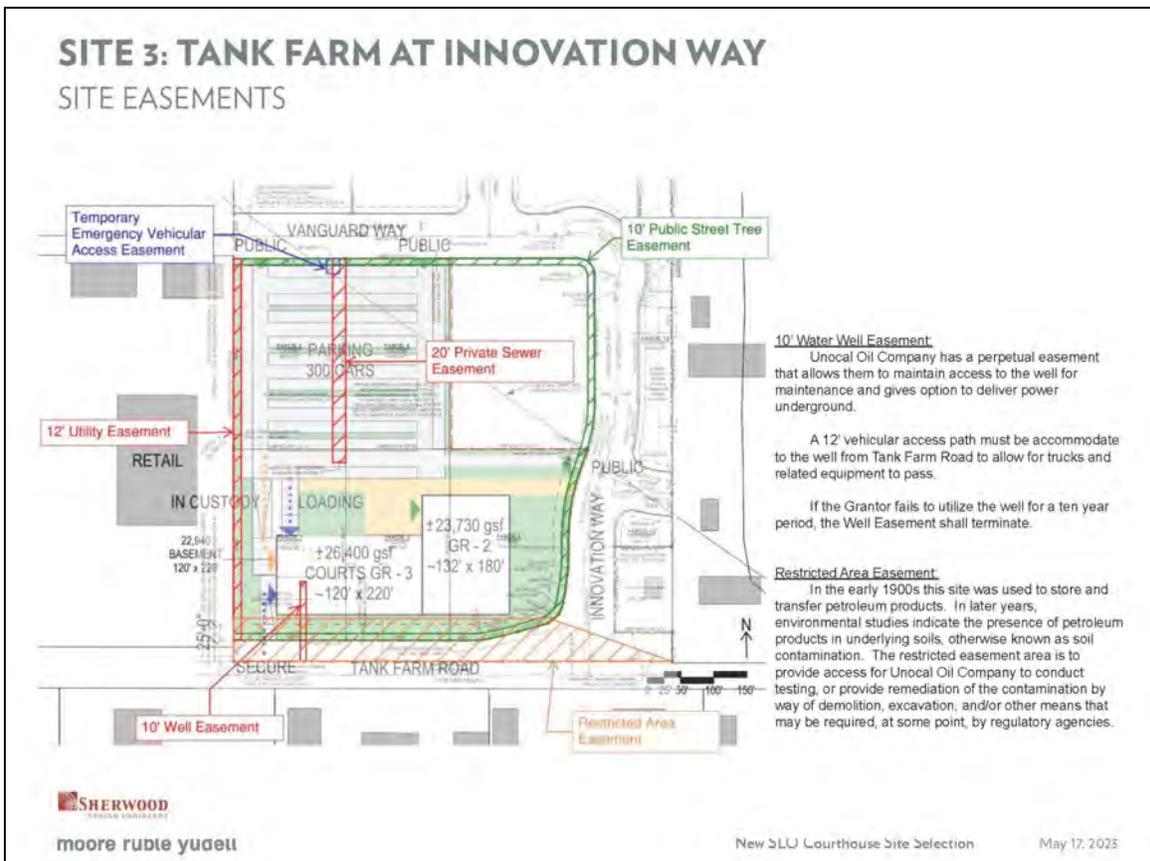
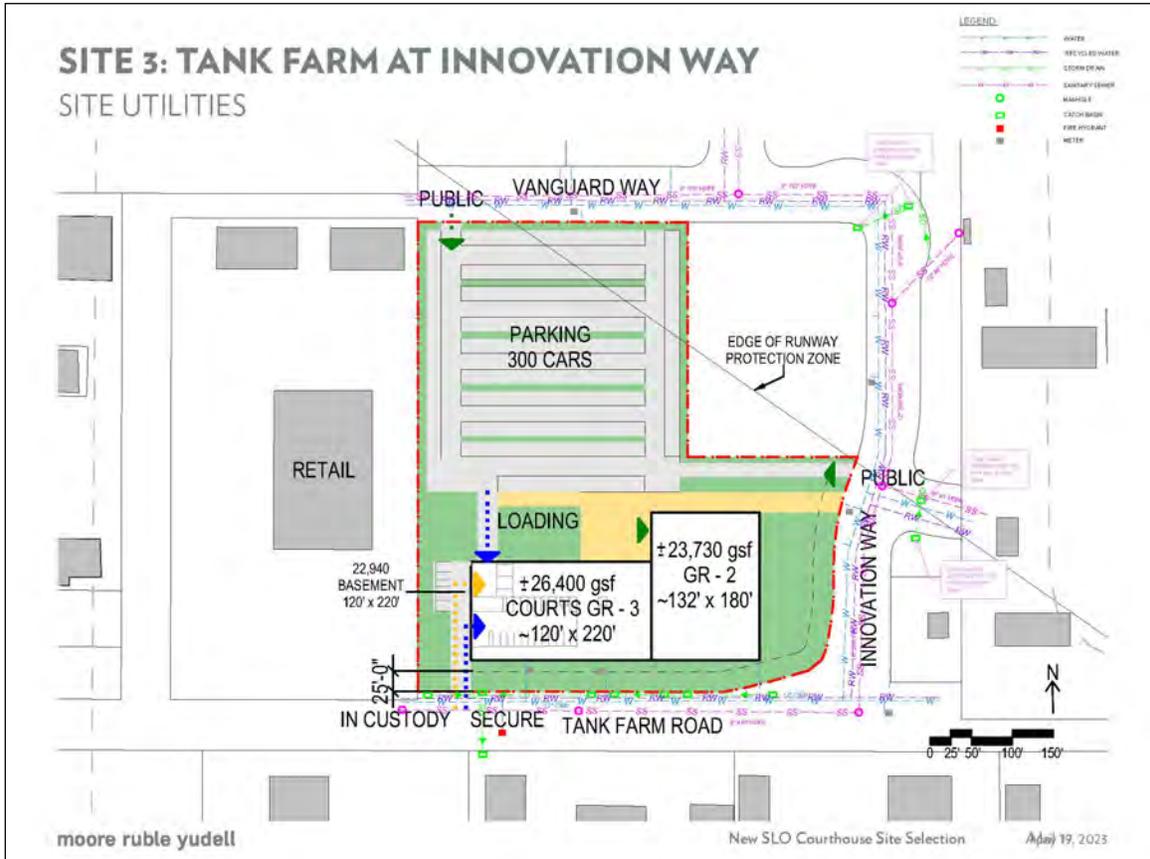
Superior Court of San Luis Obispo  
New San Luis Obispo Courthouse  
Projected Staff and Space Requirements Summary - DRAFT



3-TANK FARM PROPERTY Court Wing: 2 Large & 2 Standards Courtrooms on Levels 1/2 and all Standard Courtrooms on Level 3 + Court Support Services Wing of 2 floors

Space Program Summary	CURRENT NEED		Basement	Ground	2nd Floor	3rd Floor	4th Floor	5th Floor	Total	
	Ctrms	Total Staff	Total	CGSF <sup>3</sup> / Floor					Total CGSF <sup>3</sup>	
1.0 Public Area - Lobby, Security Screening	-	6	3,180		3,180				3,180	
2.0 Court Sets	12	0	46,517		15,623	15,623	15,270		46,517	
3.0 Chambers & Courtroom Support	-	17	8,005		2,660	2,660	2,685		8,005	
4.0 Court Operations	-	21	1,875			1,875			1,875	
5.0 Clerk's Office	-	68	8,960		6,182	2,778			8,960	
6.0 Family Court Services	-	6	1,226			1,226			1,226	
7.0 Self Help	-	5	2,001			2,001			2,001	
8.0 Administration/Information Technology	-	22	4,715			4,715			4,715	
9.0 Jury Services	-	2	3,187		3,187				3,187	
10.0 Sheriff (Staff Not Shown - 8 Sheriff Deputies + 12 Bailiffs)	-	0	1,911	1,911					1,911	
11.0 Central In-Custody Holding (Includes Vehicle Sallyport)	-	0	5,550	5,550					5,550	
12.0 Building Support	-	0	16,438	8,925	4975	2362.5	175		16,438	
<b>Subtotal</b>	<b>12</b>	<b>147</b>	<b>103,563</b>	<b>16,386</b>	<b>35,807</b>	<b>33,241</b>	<b>18,130</b>	<b>-</b>	<b>103,563</b>	
<b>Information Only</b>										
Large Conference Room						600				
Court General Storage						400				
Mailroom					100					
Staff Break Room					400	400				
Staff Lactation Room						50				
Staff Shower Restroom (2 @ 80)						160				
IDF Rooms (2 at 140)					280	280	140			
<b>Subtotal</b>	<b>12</b>	<b>147</b>	<b>103,563</b>	<b>16,386</b>	<b>35,807</b>	<b>33,241</b>	<b>18,130</b>	<b>0</b>	<b>0</b>	
Grossing Factor <sup>1</sup>										
<b>Total Gross Square Feet (GSF)</b>				<b>22,940</b>	<b>50,129</b>	<b>46,537</b>	<b>25,382</b>	<b>0</b>	<b>0</b>	<b>144,988</b>
GSF per Courtroom										

Table Footnotes:  
 1. The Grossing Factor includes space for staff and public restrooms, janitor's closets, electrical rooms, mechanical shafts, circulation, etc.  
 2. NSF = Net Square Feet.  
 3. CGSF = Component Gross Square Feet.



**5. Schedule**

The FY 2022-23 authorized project schedule was established with a 2-year duration for the Site Acquisition (SA) Phase. With the required reviews by the Department of General Services and the Department of Finance leading up to the State Public Works Board (SPWB) approvals of Site Selection and then final Site Acquisition, a 2.5-year duration is the minimum time reasonable to complete this phase. The time required to defensibly document the project and comply with the California Environmental Quality Act (CEQA) also impacts the duration of Site Acquisition contributing to the need for a minimum duration of 2.5-years to complete the SA Phase.

Phase	Authorized Schedule FY 22-23		Current Forecast Schedule		
	Start Date	Finish Date	Start Date	Finish Date	% Complete
Site Selection	7/1/2022	-	7/1/2022	10/19/2023	90%
Site Acquisition	7/1/2022	6/30/2024	7/1/2022	1/14/2025	31%
Performance Criteria - Development	7/1/2024	1/31/2025	3/21/2023	8/25/2025	0%
Performance Criteria - DBE Procurement & Award	2/1/2025	6/30/2025	9/10/2023	12/7/2025	0%
Design Build - Pre-GMP - Schematic	7/1/2025	12/16/2025	1/30/2024	5/26/2026	0%
Design Build - Pre-GMP - Design Development	12/19/2025	11/12/2026	7/13/2024	2/16/2027	0%
Design Build - Pre-GMP - GMP Establishment	6/15/2026	11/12/2026	11/3/2024	2/16/2027	0%
Design Build - Post GMP - Working Drawings	11/13/2026	10/5/2027	6/20/2025	1/9/2028	0%
Design Build - GMP - Construction	11/12/2026	9/30/2029	2/16/2027	10/30/2029	0%
Design Build - Occupancy	10/1/2029	1/2/2030	2/19/2028	1/26/2030	0%

**6. Budget**

There is no change to the FY 2023-24 COBCP authorized project budget of \$291,895.00.

- Acquisition Phase: \$29,169,000
- Performance Criteria Phase: \$6,605,000
- Design-Build Phase: \$256,121,000

- Attachments: 1. PAG Site Selection Matrix, executed  
2. Letter of support from the City of San Luis Obispo

Attachment 1. Site Selection Matrix from Project Advisory Group (PAG);  
 - Signed by Superior Court of San Luis Obispo and Judicial Council executive staff

SITE SELECTION CRITERIA FOR  
 County of San Luis Obispo, New San Luis Obispo Courthouse

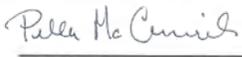
SITE SELECTION CRITERIA	DEFINITIONS			Site 1	Site 2	Site 3	Site 4	Weight	Site 1	Site 2	Site 3	Site 4
				Kimball	Johnson	Tank Farm	Existing	Points	Kimball	Johnson	Tank Farm	Existing
SITE FEATURES	Preferred (High Points:5)	Acceptable or Neutral (Medium Points:3)	Not Preferred (Low Points:1)	Points	Points	Points	Points		Points	Points	Points	Points
SC1 Required Site Area/Site Coverage												
SC1.1 Program Site Area is: 2.5 acres min	2.5 acres	2.0 acres or more than 2.5 acres	Less than 2.0 acres	1	5	3	1	1	1	5	3	1
SC1.2 Site Development Potential for Parking	Site has expansion potential	Site has limited expansion potential	Site does not have expansion potential	1	1	1	1	1	1	1	1	1
SC1.3 Floor Area Ratio	FAR is compatible with project	FAR requires site and building program changes	FAR is incompatible with project requirements	5	5	5	5	1	5	5	5	5
SC1.4 Maximum number of floors (basement and above ground)	Site allows 5-story development + basement	Site only allows 3-story development + basement	Site only allows 1 story development	5	5	3	5	3	15	15	9	15
SC2 Location Preferences												
SC2.1 Adjacencies to:												
SC2.2 County Justice Partners: District Attorney	Within 1 - 2 blocks walking distance (<1/8 mi) of site	Within 3 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	5	1	1	5	5	25	5	5	25
SC2.3 Public Defender	Within 1 - 2 blocks walking distance (<1/8 mi) of site	Within 3 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	5	1	1	5	5	25	5	5	25
SC2.4 Child Support Services (If meet and confer spaces are not available)	Within 1 - 2 blocks walking distance (<1/8 mi) of site	Within 3 - 6 blocks walking distance (<1/2 mi) of site	Beyond 1/2 mile of site	5	1	1	5	2	10	2	2	10
SC2.5 Downtown	Property is within Downtown San Luis Obispo (SLO) - 1/2 Mile	Property is easily accessible and has amenities	Site beyond 1 mile of Downtown SLO	5	1	1	5	5	25	5	5	25
SC3 Security Requirements												
SC3.1 Ability to provide a 25' setback, unscreened vehicles threat + building	Site provides for more than required 25' setback	Site provides for required 25' setback	Site provides for less than required 25' setback	5	5	5	5	5	25	25	25	25
SC3.2 Adjacent off site structures are less than 35 feet above ground	There are no adjacent structures to impose a threat	Adjacent off site structures exceed at 35 feet	Adjacent structures are taller than the court building	3	3	5	3	3	9	9	15	9
SC3.3 Public Utility Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	5	5	1	3	1	5	5	1	3
SC3.4 Private Easements	No on-site easements	On-site easement(s) do not impact use of site	On-site easement(s) impact use of site	5	5	1	5	1	5	5	1	5
SC4 Sustainability/LEED												
SC4.1 Site elevation	Site elevation outside 100-yr & 500-yr flood zone (FEMA)	Site has 0.2% or 1% annual <1-ft depth - 500-yr flood (FEMA)	Site includes 100-yr flood zone (FEMA)	1	5	5	1	5	5	25	25	5
SC4.2 Solar orientation	Site/surrounds enhance natural daylight to project	Site/surrounds partially support natural daylight to project	Site/surrounds prevent natural daylight to project	3	3	5	3	1	3	3	5	3
SC5 Neighborhood Character/Immediate Surroundings												
SC5.1 Neighborhood Compatibility Parameters:	Courthouse on this site fits surrounding use	Courthouse on this site may fit surrounding use	Courthouse on this site does not fit surrounding use	5	3	3	5	3	15	9	9	15
SC5.2 Residential (Single Family)	Beyond 3 blocks (1/4 mile) of site	Within 1 - 3 blocks walking distance (< 1/4 mi) of site	Just adjacent to site	1	1	3	1	2	2	2	6	2
SC5.3 Local Retail Area	Within 1 - 2 blocks walking distance (< 1/8 mi) of site	Within 3-6 blocks walking distance (1/2 mi) of site	Beyond 1/2 mile of site	5	1	5	5	4	20	4	20	20
SC5.4 Institutional Buildings	Beyond 1 mile of site	Within 1/2 - 1 miles of site	Within 1/2 mile of site	5	5	5	5	1	5	5	5	5
SC5.5 Governmental Buildings/Center	Within 6 blocks walking distance (1/2 mi) of site	Within 1/2 - 1 mile of site	Greater than 1 mile from site	5	3	1	5	5	25	15	5	25
SC5.6 Industrial Areas	Beyond 2 miles of site	Within 1 - 2 miles of site	Within 1 mile of site	5	3	1	5	1	5	3	1	5
SC5.7 Neighborhood concerns to adjacent courthouse	No neighborhood concerns	Some neighborhood concerns	Extensive neighborhood concerns	5	1	3	5	2	10	2	6	10
SC6 Immediate Surroundings												
SC6.1 Neighborhood Condition - Economic vitality	Area has strong economic potential for redevelopment	Area has moderate economic potential for redevelopment	Area has no or low economic potential for redevelopment	5	1	3	5	3	15	3	9	15
SC6.2 Office space potential for Justice Partners & Legal Community to lease/build	Within walking distance of 1 - 3 blocks (< 1/8 mi) of site	Within 1/8 - 1 mile of site	Greater than one mile from site	5	5	5	5	3	15	15	15	15
SC7 Traffic and Transportation												
SC7.1 Accessibility to public bus service (LEED: 1/4 mi of stops for 2 lines)	2 Bus Lines/Routes within 1 - 3 blocks (<1/8 mile) of site	One Bus Line stop within 6 blocks (< 1/2 mile) of site	Bus line stop > 1/2 mile and/or not walking distance to site	5	3	1	5	5	25	15	5	25
SC7.2 Accessibility to regional bus or rail service (LEED: 1/2 mile of station)	Stations within 1/2 mile of site	Stations within 1/2 - 2 miles of site	No access to or far from regional bus or rail service	5	3	1	5	5	25	15	5	25
SC7.3 Accessibility to Highway 101	Site within 1 mile of a highway exit/entrance	Site 1 - 3 miles from highway exit/entrance	Site not near to highway exit/entrance (>3 miles)	5	3	5	5	1	5	3	5	5
SC7.4 Accessibility to public parking (current or planned)	Site within 1 - 3 (<1/8 mi) blocks of public parking	Site within 3-6 blocks (<1/2 mile) of public parking	Site not walking distance to public parking (>1/2 mile)	5	1	1	5	5	25	5	5	25
SC7.5 Accessibility to bike path/route (current or planned)	Site within 1/2 mile of bike path/route	Site 1/2 - 2 miles of bike path/route	Site not near to bike path/route (>2 miles)	5	5	5	5	5	25	25	25	25
SC8 Image and Visibility												
SC8.1 Visibility of Site to Public	Site is visible and easy to find	Site has moderate visibility	Site is remote and difficult to find	5	5	5	5	4	20	20	20	20
SC8.2 Impact to Court's Level of Service to the Public	Site has no impact to Public Level of Service	Site has moderate impact to Public Level of Service	Site has significant impact to Public Level of Service	5	5	5	1	5	25	25	25	5
SC9 Local Planning Requirements/Initiatives												
SC9.1 Compliance with local comprehensive land use plan	Project at site would fully comply with land use plan	Project at site would partially comply with land use plan	Project at site does not comply with land use plan	5	1	3	5	3	15	3	9	15
SC9.2 Site for courthouse supports County and City planning initiatives	Definitively supports County and City planning initiatives	Somewhat supports County and City planning initiatives	Contrary to County and City planning initiatives	5	1	1	5	3	15	3	3	15
Site Features Subtotal									451	297	285	429
PROJECT REQUIREMENTS - Technical & Physical Features												
SC10 Environmental												
SC10.1 Environmental mitigation measures required	Categorical Exemption	Mitigated CEQA Negative Declaration	CEQA Full EIR	3	1	1	3	5	15	5	5	15
SC10.2 If existing structures are to be demolished, is abatement necessary?	No hazardous materials or abatement necessary	Some hazardous materials and abatement necessary	Extensive hazardous materials and abatement necessary	3	5	3	1	3	9	15	9	3
SC10.3 Previous environmental concerns, e.g. industrial, farming, wetlands, etc.	No previous environmental concerns	Some previous environmental concerns	Extensive previous environmental concerns	5	3	3	5	3	15	9	9	15
SC10.4 Archeological/cultural area	Site has no archeological or cultural issues	Site has the potential of Archeological or cultural issues	Conflicting archeological or cultural issues	3	5	3	3	3	9	15	9	9
SC11 Physical Elements												
SC11.1 Topographic and hydrologic characteristics of the site	Site is generally leveled with proper drainage	Moderate earth movement required to level and drain site	Extensive earth movement required for construction	3	1	5	3	3	9	3	15	9
SC11.2 Unique Features or Landmarks, if on site	Courthouse complements unique features or landmarks	Courthouse does not conflict with existing landmarks	Courthouse conflicts with unique features or landmarks	5	1	3	5	1	5	1	3	5
SC11.3 Existing improvements and buildings	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	3	5	5	1	3	9	15	15	3
SC11.4 Existing vegetation and landscape	Minimum demolition and removal	Moderate demolition and removal	Extensive demolition and removal	5	3	5	5	2	10	6	10	10
SC12 Public Streets and Alleys												
SC12.1 Determine special requirements for roadways and streets	Fits in existing grid without additional requirements	Moderate re-work of existing grid is required	Extensive road and street work is required	3	5	5	5	3	9	15	15	15
SC12.2 Adjacent right of way improvements required	Fits in existing grid without additional requirements	Moderate re-work of existing grid is required	Extensive road and street work is required	3	5	5	5	3	9	15	15	15
SC12.3 Traffic control devices/improvements required	No additional traffic control improvements required	Moderate traffic control improvements required	Extensive traffic control improvements required	5	5	5	5	4	20	20	20	20

**SITE SELECTION CRITERIA FOR  
County of San Luis Obispo, New San Luis Obispo Courthouse**

SITE SELECTION CRITERIA		DEFINITIONS			Site 1 Kimball	Site 2 Johnson	Site 3 Tank Farm	Site 4 Existing	Weight	Site 1 Kimball	Site 2 Johnson	Site 3 Tank Farm	Site 4 Existing	
<b>SC13 Subsurface/Geotechnical Conditions</b>														
SC13.1	Determine local geotechnical, subsurface and soils conditions	Soil conditions are favorable and ready for construction	Soil conditions may require moderate preparation	Soil conditions are uncertain or of potential high risk	5	5	1	5	5	25	25	5	25	
SC13.2	Availability of Geotechnical reports	Preliminary geotechnical reports are available	Soil conditions may require moderate preparation	Soil conditions are uncertain or of potential high risk	5	5	1	5	1	5	5	1	5	
<b>SC14 Seismic Conditional/Requirements</b>														
SC14.1	Determine state & local seismic reqmts, parameters and zones	Standard seismic considerations	Moderate seismic considerations	High risk of seismic activity	5	5	5	5	5	25	25	25	25	
SC14.2	Liquefaction potential	Low risk for soil liquefaction	Moderate risk for soil liquefaction	High risk of soil liquefaction	5	5	1	5	5	25	25	5	25	
<b>SC15 Utility Infrastructure/Local Systems* Capacity/Condition</b>														
SC15.1	Water availability to property	Water entitlement available		Water entitlement not available	5	5	5	5	3	15	15	15	15	
SC15.2	Electrical service capacity and availability	Sufficient power and transmission lines at site	Sufficient power available near the site	Sufficient power not available. New extensive distribution	5	5	5	5	3	15	15	15	15	
SC15.3	Local sanitary sewer capacity and conditions	Sewer capacity and conditions are adequate	Sanitary sewer may require upgrades for project	Sanitary sewer is inadequate for project	5	5	5	5	3	15	15	15	15	
SC15.4	Local storm water regulations and capacity	Site accommodates storm water regulations	Moderate upgrades required for storm water capacity	Limited storm water capacity, major upgrades required	5	5	5	5	3	15	15	15	15	
SC15.5	Local natural gas capacity	Natural gas available in good condition to site	Natural gas near the site, moderate extension	Natural gas not available or may require extensive work	5	5	5	5	3	15	15	15	15	
SC15.6	Telephone / Data service	Fiber connectivity available to site	Fiber connectivity near the site, moderate extension	No or copper connectivity to the site	5	5	5	5	3	15	15	15	15	
SC15.7	On-Site Utilities	No active on-site utilities	One active on-site utility to be relocated	Many active on-site utilities to be relocated	5	5	5	5	3	15	15	15	15	
<b>SC16 Existing Use, Ownership and Control</b>														
SC16.1	Current use of site	Currently vacant	Partially vacant and able to relocate	Occupied, not able to relocate	3	5	5	3	5	15	25	25	15	
SC16.2	Current ownership	Public/Private ownership, single entity, one parcel	Public/Private ownership, limited entities, 2-4 parcels	Private ownership, multiple entities, 5 or more parcels	5	5	3	3	3	15	15	9	9	
SC16.3	Control	Available for negotiation or sale	Offered for sale	Not offered for sale	5	1	5	5	5	25	5	25	25	
<b>SC17 Schedule</b>														
SC17.1	Parcel assembly/ownership control at time of offer	All parcels assembled/controlled at time of offer	Short time delay to assemble/control site	Long lead time for parcel assembly/controlled	3	5	3	3	5	15	25	15	15	
SC17.2	Timeliness of infrastructure availability to parcel	Infrastructure available to parcel at time of transfer	Infrastructure available prior to construction start	Infrastructure available during construction	5	5	5	5	5	25	25	25	25	
<b>Project Requirements Subtotal</b>					<b>FAIL</b>						309	309	365	393
<b>FINANCIAL FACTORS</b>														
SC18.1	Site Acquisition Costs	Donated site	Under-market value	Market Value	3	3	1	3	3	9	9	3	9	
SC18.2	Relocation Costs / Swing Space costs	No to low cost	Medium cost	High cost	5	5	5	1	3	15	15	15	3	
SC18.3	Infrastructure/Improvements	All utilities provided to the site	Moderate infrastructure/improvements are required	Extensive infrastructure/improvements required	5	5	5	1	2	10	10	10	2	
SC18.4	Local Economic Development Impact	Courthouse on this site supports economic revitalization	Courthouse is compatible with local economic levels	Courthouse on this site disrupts local economic levels	5	1	1	5	2	10	2	2	10	
SC18.5	Funding and Budget conformance	Acquisition cost is under budgeted amount	Acquisition cost is in accordance with budget	Acquisition costs are above approved budget	5	3	5	3	5	25	15	25	15	
SC18.6	Site Size or Location drives increased construction	Construction is in line with budget assumptions	Moderate increases in construction to meet Program Reqmts	Significant increases in construction to meet Program Reqmts	5	1	3	1	5	25	5	15	5	
<b>Financial Factors Subtotal</b>										94	56	70	44	
<b>FINAL SITE SCORE</b>										<b>944</b>	<b>742</b>	<b>720</b>	<b>806</b>	
											<b>FAIL</b>	<b>FAIL</b>		

(\*): The Site 3-Tank Farm is within 2-miles of the San Luis Obispo County Regional Airport, requiring it to be reviewed and analyzed by the Department of Transportation (DOT), Aeronautics Division with a determination that either recommends the property for State acquisition or does not. On May 23, 2023, the Judicial Council of California, Real Estate received a letter from DOT, recommending against the acquisition of the Site 3-Tank Farm/Innovation Way property. As a result, the site may not be considered for the New San Luis Obispo Courthouse project.

Approval:   
 Hon. Craig van Rooyen, Presiding Judge  
 San Luis Obispo County Superior Court  
 Date: 6/1/23

  
 Pella McCormick  
 Director, Facilities Services  
 Date: 6/14/23

Millicent Tidwell  
 Acting Administrative Director  
 Date: \_\_\_\_\_



## Attachment 2. City of San Luis Obispo, Letter of Support

### Office of the City Manager

---

990 Palm Street, San Luis Obispo, CA 93401-3249

805.781.7114

[slocity.org](http://slocity.org)

June 15, 2023

Judicial Council of California  
Facilities Services | Administrative Division  
Judicial Council of California  
455 Golden Gate Avenue, San Francisco, CA 94102-3688

RE: San Luis Obispo County Courthouse

To Whom It May Concern:

I am pleased to send this letter of support regarding the City's intent to maintain the current court facilities in the downtown area of San Luis Obispo.

The City's support is grounded in numerous studies that have documented that courthouses are economic drivers in communities and for downtowns in particular. California Downtowns are facing significant challenges following the pandemic and the state's priority should continue to be to invest and support City centers.

The long-standing court facility in our community's downtown has catalyzed a surrounding ecosystem of supporting businesses and a legal community that has built up over decades. Those businesses in turn have an ancillary economic benefit to other nearby businesses making the current court facilities an integral part of the downtown economy. In addition, there are numerous policies within the City's General Plan Land Use Element that specify the importance of a new court facility remaining in the downtown.

Through the City's participation in the Project Advisory Group process, the City is aware the property at 1144 Monterey currently owned by the County of San Luis Obispo is the preferred site with the current court location identified as an alternative. While the City does not have final decision-making authority in this process, for the above-mentioned reasons and the need for judicial facilities to keep pace with the growth of our region and to support a critical pillar of the tripartite system of government, the City is supportive of all efforts to maintain court facilities in the downtown.

Should the County property at 1144 Monterey be selected as the final site by the Judicial Council of California an abandonment application would be made to the City. Upon receipt staff will initiate the and support the required public processes associated with the abandonment of public right of way determined to be necessary by the Judicial Council to meet program and security requirements. City staff have preliminarily reviewed the anticipated abandonment requests and are confident that they will be able to recommend the abandonments as consistent with State and City policies and codes.

The City would like to thank the Judicial Council for the opportunity to provide support for this project and our team is available to answer any questions and move forward with next steps as applicable.

Sincerely yours,



Derek Johnson  
City Manager

CC: San Luis Obispo City Council  
County Board of Supervisors  
Hon. Craig Van Rooyen, Presiding Judge  
Hon. Rita Federman, Assistant Presiding Judge  
Mr. Michael Powell, Court Executive Officer (CEO)  
Mr. Steve Rice, Public Defender  
Mr. Dan Dow, District Attorney  
Ms. Cindy Treichler, Deputy Director County Admin.-Public Works  
Mr. Jim Dantona, City of San Luis Obispo Chamber of Commerce  
Kim Bobic, Senior Project Manager



## Office of the City Manager

990 Palm Street, San Luis Obispo, CA 93401-3249  
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Mr. Jim Dantona, City of San Luis Obispo Chamber of Commerce  
Kim Bobic, Senior Project Manager

# Lakeport Courthouse



LIONAKIS



# Agenda



LIONAKIS



- *Introductions*
- *Project Information*
- *Building Systems*
- *Project Plans & Sections*

- *Project Renderings*
- *Schedule*
- *Budget*
- *Next Steps*



## **Presenters:**

- Nina Besne – Senior Project Manager (Judicial Council of California)
- Ted Foor – Design Manager (C/S Broward)
- Mike Davey – Architect of Record (Lionakis)

## **In Attendance:**

- Zulqar Helal – Acting Manager (Judicial Council of California)
- Carolyn Stegon – Design Manager (AECOM)

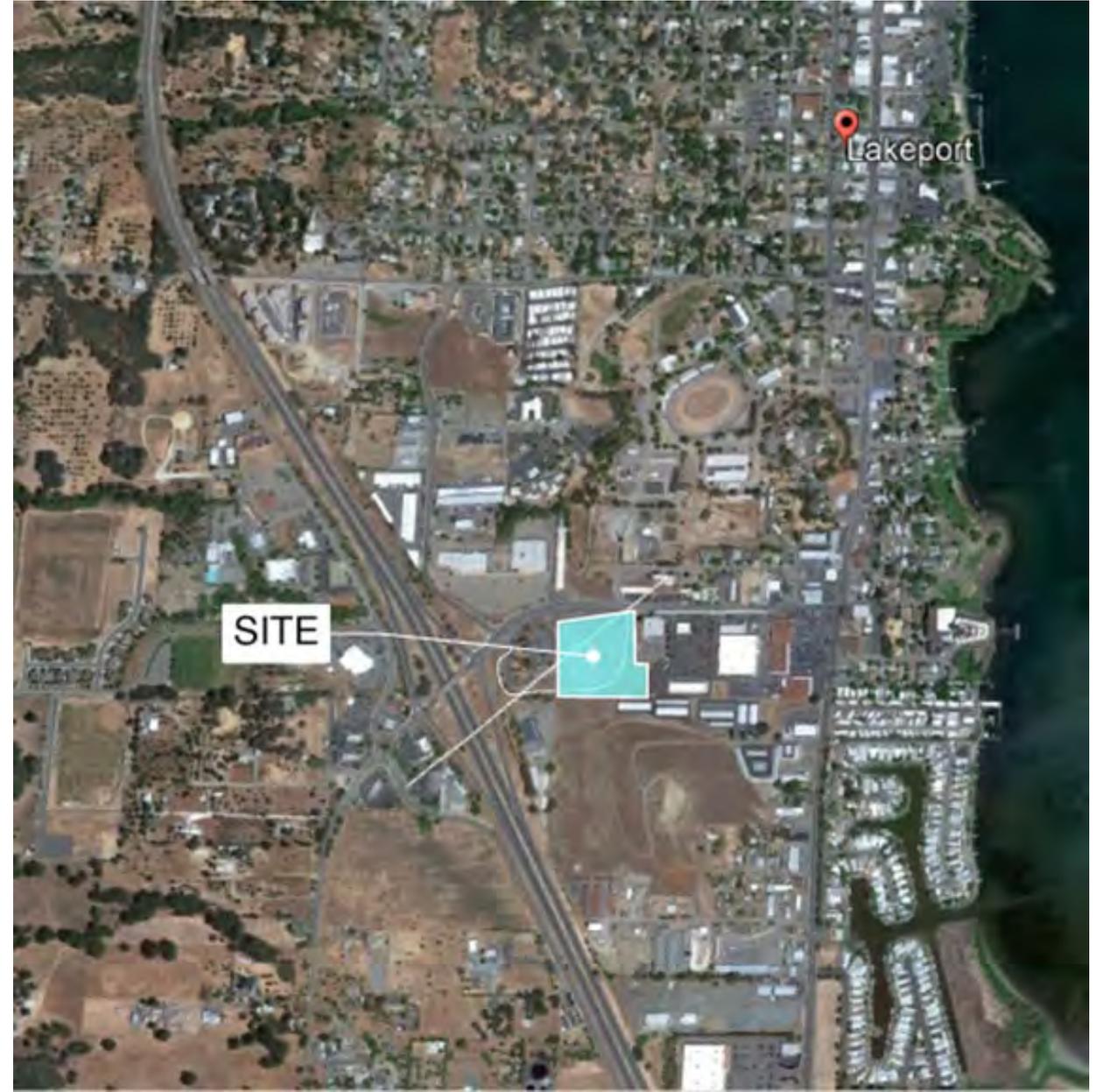
## **Court Representatives:**

- Honorable Andrew Blum – Judge (Superior Court of California, County of Lake)
- Krista Levier – Court Executive Officer (Superior Court of California, County of Lake)

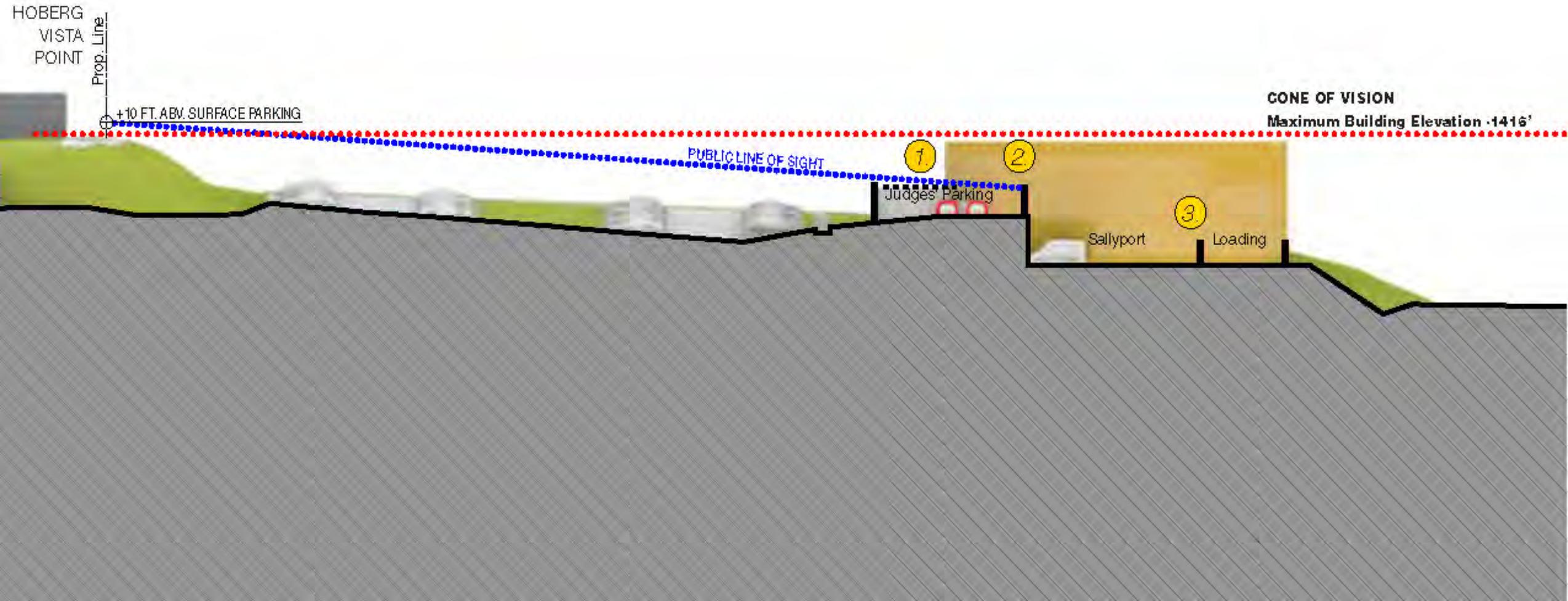
# Project Information



# Project Information | Vicinity



# Project Information | View Easement



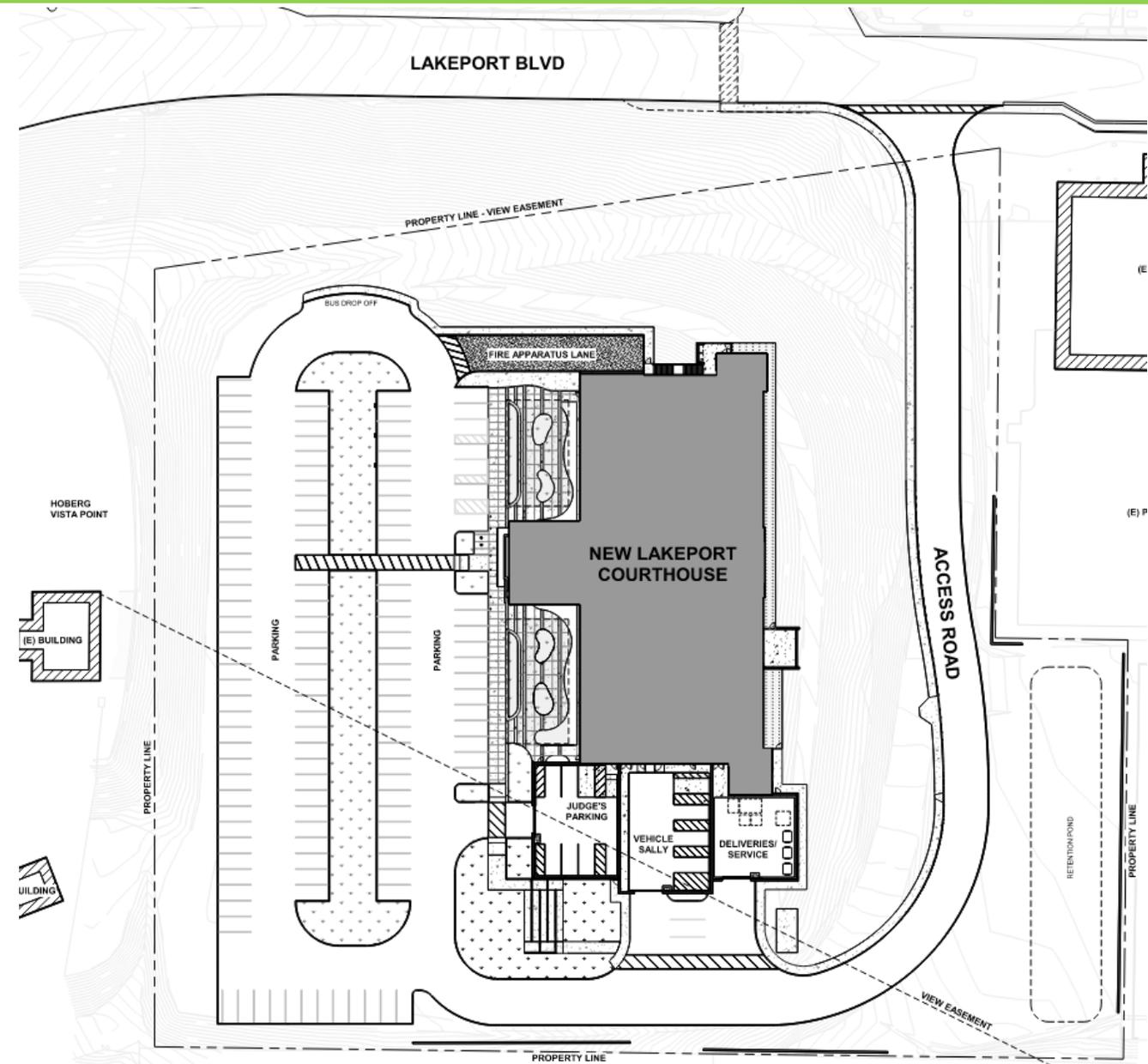
# Project Information | Site View



The Lakeport Courthouse Project is a four Courtroom Courthouse serving Lake County, California. This is the 1<sup>st</sup> project to use the Judicial Council's Design-Build delivery method.

## SITE

- 5.74 Acre Parcel
- On Site Parking for Public
- Secure Judges Parking
- Vehicle Sallyport
- Service Yard



# Building Systems



C/S BROWARD  
**builders**

LIONAKIS



## Structural

- Two-Story Building
- Concrete Structure with reinforced concrete decks
- Concrete shear wall lateral system

## Elevators

- (1) Public
- (1) Private
- (2) in-Custody

## Mechanical

- Heating – Central Condensing Style with Propane Boilers
- Cooling - Direct Expansion (DX) Rooftop Units

## Plumbing

- Commercial-grade Fixtures with Water Conservation Controls
- Institutional-grade Fixtures at Holding Areas
- Propane-fired Hot-Water Heaters with Recirculation Line

## Electrical

- Emergency Power via Battery and lighting Inverter
- 160kW Photovoltaic (PV) System
- LED Lighting throughout

## Security

- 3 Separated Circulation Zones – Public, Private, and Detention
- Electronically-controlled Door Hardware
- Surveillance Cameras throughout

## Photovoltaics

- 160 kW System

## Low Voltage

- Robust Wireless Local Area Network
- Distributed Antenna System (DAS)
- Independent AV Systems in each Courtroom

## Fire Life Safety

- Fire Alarm System
- Automatic Fire Sprinkler System

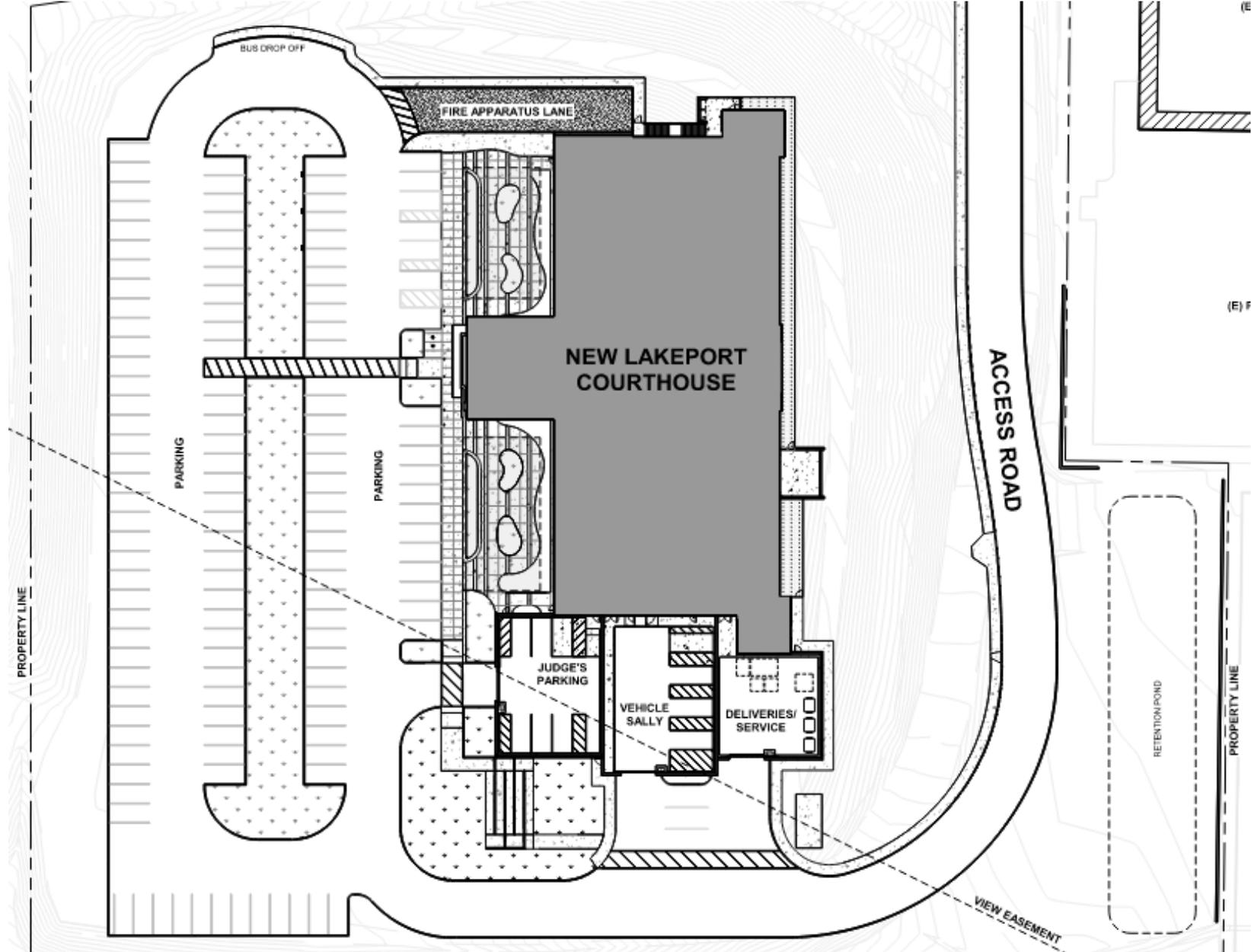
# Project Plans & Sections



# Project Plans & Sections | Proposed Site Plan



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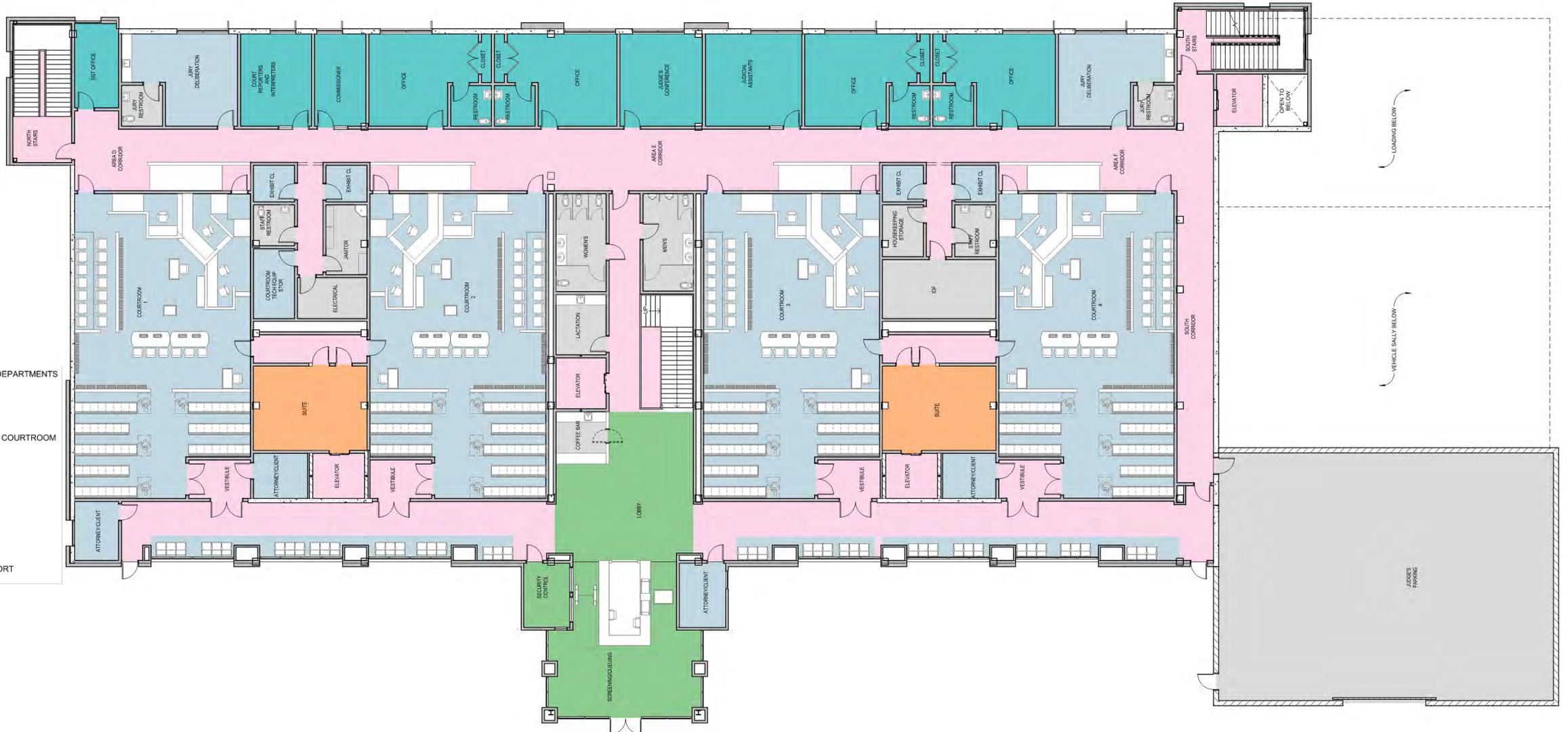


# Project Plans & Sections

## Proposed Upper Level Floor Plan



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- SCHEMATIC DESIGN - DEPARTMENTS**
- PUBLIC AREA
  - CHAMBERS AND COURTROOM SUPPORT
  - COURT SETS
  - CIRCULATION
  - SUITE
  - BUILDING SUPPORT



# Project Plans & Sections

## Architectural Program



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DEPARTMENT	ACTUAL SQUARE FOOTAGE	CRITERIA SQUARE FOOTAGE
ADMINISTRATION OFFICES	1,424	1,325
BUILDING SUPPORT	2,590	1,880
SUITE	1,445	1,150
CHAMBERS AND COURTROOM SUPPORT	2,495	2,615
CLERKS OFFICE	3,622	3,044
COURT SETS	10,451	10,200
JURY SERVICES	1,806	1,800
PUBLIC AREA	1,376	1,100
SELF HELP AREA	1,218	1,238
<b>TOTAL NET SQUARE FOOTAGE</b>	<b>26,432</b>	<b>26,308</b>

TOTAL BUILDING SQUARE FOOTAGE = 45,600

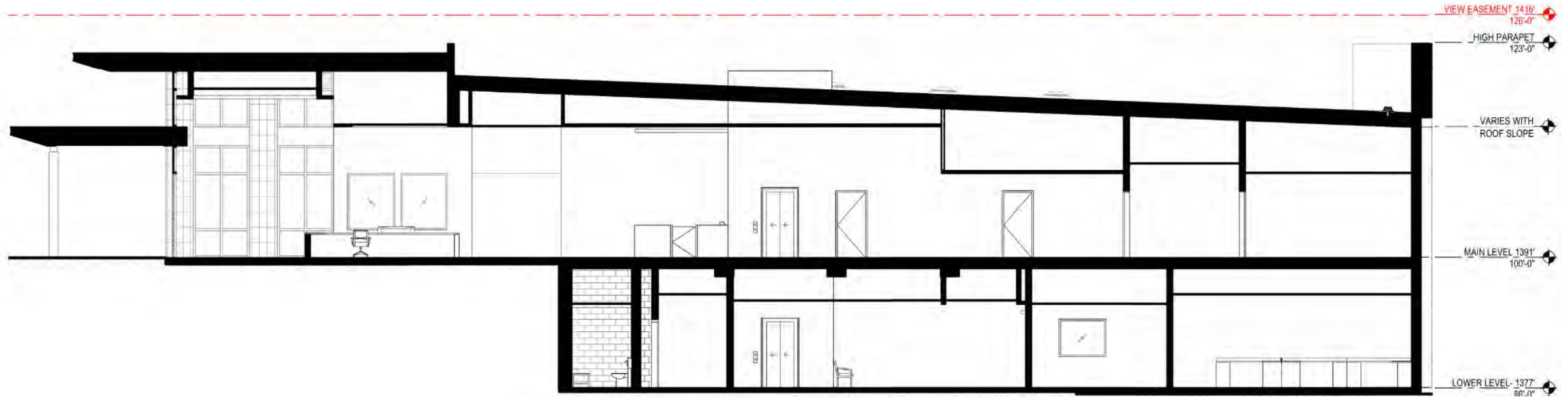
GROSSING FACTOR = 40%

# Project Plans & Sections

## Building Sections



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2

SECTION - WEST- EAST AT LOBBY

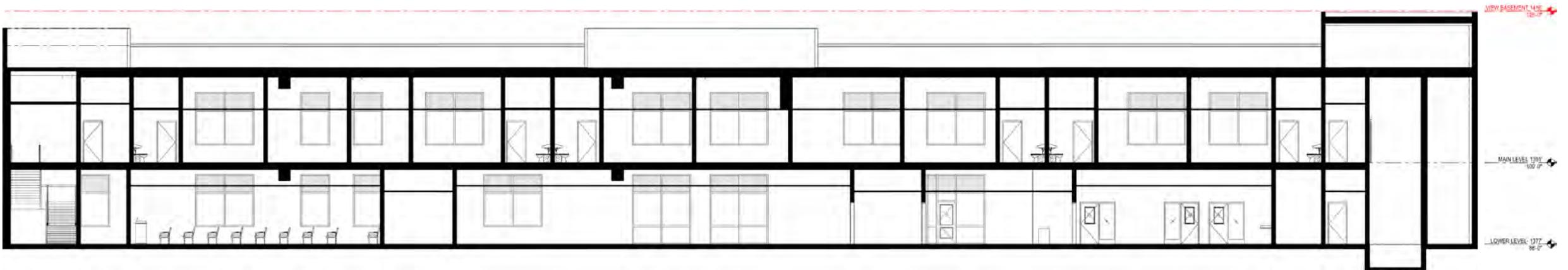
SCALE 1/8" = 1'-0"

# Project Plans & Sections

## Building Sections



LIONAKIS



2 SECTION - NORTH - SOUTH - AT COURTROOMS  
SCALE 1/8" = 1'-0"

# Project Renderings



C/S BROWARD  
**builders**

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# Project Renderings | Exterior Renderings



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West Elevation

# Project Renderings | Exterior Renderings



LIONAKIS



Northwest Elevation

# Project Renderings | Exterior Renderings



LIONAKIS



Northwest Elevation

# Project Renderings | Exterior Renderings



LIONAKIS



North Elevation

# Project Renderings | Exterior Renderings



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East Elevation

# Project Renderings | Exterior Renderings



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South Elevation

# Project Renderings | Exterior Renderings



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Southwest Elevation

# Project Renderings | Proposed Lobby Space



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Upper Level: View into Public Lobby

# Project Renderings | Proposed Lobby Space



Upper Level: View out to Public Entrance



Lower Level: View into Service Counter Lobby



Lower Level: View of Main Stair

# Project Renderings | Courtrooms



LIONAKIS



View to Bench



View from Bench

# Project Schedule and Budget



C/S BROWARD  
**builders**

LIONAKIS



# Schedule



Phase	Start	Completion
Design	January 2023	March 2024
Final GMP*		March 2024
Construction	April 2024	December 2025
Occupancy		January 2026
* GMP – Guaranteed Maximum Price		

# Budget



TGMP	Current Estimate
\$59,567,308	On Budget

Project team requests approval of 100% Schematic Design and authorization to move into Design Development



# MONTHLY PROGRESS REPORT

## New Lakeport Courthouse

Number of Courtrooms: 4  
Gross Bldg Sqft: 46,000  
Current Authorized Amount: \$83,865,000

County: Lake  
Delivery Method: Design-Build  
Reporting Month: 04/2023

<b>Owner</b> Judicial Council of California
<b>Program Manager</b> Vanir Construction Management, Inc.
<b>Judicial Council Project Manager</b> Zulqar Helal
<b>Criteria Architect</b> Moore Ruble Yudell Architects
<b>CMA</b> AECOM
<b>Design Build Architect</b> Lionakis
<b>Design Build Contractor</b> Clark Sullivan & Broward

### PROJECT DESCRIPTION

The New Lakeport Courthouse will be delivered using the design-build delivery method. The Project will entail construction of a new four-courtroom courthouse of approximately 46,000 square feet on a 5.74 acres site, located at 675 Lakeport Boulevard. The Project includes secured parking for judicial officers and 130 spaces with solar panels. The facility is anticipated to be two floors. The Project includes public lobby, security screening, four courtrooms, chambers and courtroom support, clerk's office, self-help area, administration, jury services, central in-custody holding, and building support services.

### PHASE SUMMARY

The project is in the Pre-GMP / design phase. The DBE and CMA contracts have been executed for the Pre-GMP phase. The Criteria Architect contract is in process for the Pre-GMP phase. The notice to proceed for the DBE team was released on January 30, 2023. The DBE has validated the program and started the Schematic Design phase in February 2023. The 50% Schematic Design was completed on April 6, 2023. The 100% Schematic Design will be completed on June 1, 2023.





# MONTHLY PROGRESS REPORT

## New Lakeport Courthouse

Number of Courtrooms: 4  
 Gross Bldg Sqft: 46,000  
 Current Authorized Amount: \$83,865,000

County: Lake  
 Delivery Method: Design-Build  
 Reporting Month: 04/2023

### SCHEDULE

The Design-Build phase began in January 2023. Construction is projected to start in April 2024 and be completed in December 2025. Occupancy is projected for December 2025.

a	b	c	d	e	f	g=d-b	h=e-c	
	Approved		Actual / Forecast			Variance		Status
Phase	Start Date	Finish Date	Start Date	Finish Date	% Comp	Start	Finish	
Acquisition and Study	7/1/09	1/14/11	2/1/10	1/14/11	100%	215	0	✓
Performance Criteria-Design	7/1/21	3/11/22	11/3/21	3/11/22	100%	125	0	✓
Performance Criteria-Proc. & Award for DBE	2/25/22	6/30/22	2/19/22	1/30/23	100%	(5)	214	✗
Design Build-Pre-GMP-SD	7/1/22	9/8/22	1/30/23	6/15/23	66%	213	280	✗
Design Build-Pre-GMP-DD	9/29/22	3/10/23	6/16/23	11/1/23	0%	260	236	✗
Design Build-Pre-GMP-GMP	12/11/22	8/7/23	8/17/23	1/19/24	0%	249	165	✗
Design Build-Post-GMP-WD	4/29/23	2/20/24	10/3/23	9/27/24	0%	157	220	✗
Design Build-Post-GMP-C	10/24/23	10/12/25	4/5/24	12/23/25	0%	164	72	✗
Design Build-Post-GMP-O	9/15/25	11/10/25	11/26/25	1/21/26	0%	72	72	✗

### DESIGN BUILD - PRE-GMP - SCHEMATIC DESIGN MILESTONES

Title	Milestone Date
50% Schematic Design Complete & Approved	4/19/2023
100% Schematic Design Complete & Approved	6/15/2023



# MONTHLY PROGRESS REPORT

## New Lakeport Courthouse

Number of Courtrooms: 4  
 Gross Bldg Sqft: 46,000  
 Current Authorized Amount: \$83,865,000

County: Lake  
 Delivery Method: Design-Build  
 Reporting Month: 04/2023

### SCOPE

The New Lakeport Courthouse project is a new full-service courthouse, which will replace the county-owned existing courthouse. This new approximately 46,000 SF facility will include four courtrooms for criminal, civil, juvenile, family law, and probate cases. The project will provide 130 surface parking spaces with solar panels.

No. of Courtrooms: 4 BGSF/Courtroom: 11,500				
	Approved Gross (A)	Current Gross (B)	Gross KPI	Current Net (E)
Performance Criteria - Development	46,000	45,600		32,571

### BUDGET

The current appropriated budget for the DB phase is \$78,004,870. Based on the negotiated TGMP, the DB phase augmentation request for \$2,857,668 was sent to DOF on November 18, 2022. The increase of 3.4% over the total authorized budget of \$83,865,000 approved in the Budget Act of 2022. DOF approval was received on January 13, 2023.

#### All Phases Budget

a	b	c	d	e=d-c	f	
Phase	Original Authorized Amount	Current Authorized Amount	Current Estimate	Variance	Expended	Status
Acquisition and Study	\$1,775,000	\$1,775,000	\$1,775,333	(\$333)	\$4,197	
Performance Criteria	\$4,085,000	\$4,085,000	\$3,700,764	\$384,236	\$1,049,827	
Design Build	\$78,004,870	\$78,004,870	\$78,004,870	\$0	\$0	
<b>Total</b>	<b>\$83,864,870</b>	<b>\$83,864,870</b>	<b>\$83,480,966</b>	<b>\$383,904</b>	<b>\$1,054,023</b>	
<b>Total (Rounded)</b>	<b>\$83,865,000</b>	<b>\$83,865,000</b>	<b>\$83,481,000</b>	<b>\$384,000</b>	<b>\$1,054,000</b>	

# DRAFT Revised Courthouse Naming Policy

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Court Facilities Advisory Committee Meeting  
June 27, 2023



# Current Naming Policy

- Provides standards for consistency in identifying courthouses in California.
- Standards are applicable to:
  - Newly constructed courthouses.
  - Renovated courthouses financed by Judicial Council.
  - Existing courthouses—where the Council is owner or majority tenant.
- Changes over time necessitate an update since last revised in April 2014.
- Judicial Council approval required for its revision.

# Basis for Revised Naming Policy

- **Primary update is to naming a courthouse after *a person* to reflect past practices:**
  - Of approximately 440 properties in real estate portfolio, 27 are court facilities named after a person:
    - Half (13 of 27) were living at the time of naming approval.
    - Only 5 (Sisk, Foltz, Joseph, Tamura, and Gibson) were deceased more than 10 years.
    - Judicial Council has approved six, including:
      - 2 courthouses were named after a living person.
      - 1 courthouse was named after a person deceased less than 10 years.
  - Slide 4 reflects these details of the portfolio's history.

# Basis for Revised Naming Policy, *continued*

Line #	County	Building Name	Approval Authority	Date Approved	Year of Death	Deceased at Time of Approval? (Y/N)	City	Year Built
1.	Alameda	Rene C. Davidson Courthouse	County	circa 1995	1994	Y	Oakland	1935
2.	Alameda	Wiley W. Manuel Courthouse	County	5/21/82	1981	Y	Oakland	1978
3.	Alameda	George E. McDonald Hall of Justice	County	Unk.	2016	N	Alameda	1985
4.	Contra Costa	Richard E. Arnason Justice Center	Judicial Council	10/24/2008	2015	N	Pittsburg	2010
5.	Contra Costa	A. F. Bray Courthouse	County	Unk.	1987	Unk.	Martinez	1986
6.	Contra Costa	George D. Carroll Courthouse	County	2009	2016	N	Richmond	1953
7.	Contra Costa	Spinetta Family Law Center	County	circa 2003	-	N	Martinez	2003
8.	Contra Costa	Wakefield Taylor Courthouse	County	Unk.	2005	N	Martinez	1901
9.	Fresno	B.F. Sisk Courthouse	Judicial Council	4/25/2014	1995	Y > 10 yrs.	Fresno	1967
10.	Humboldt	John Hayes Memorial Veterans Hall	County	Unk.	2004	N	Garberville	1950
11.	Los Angeles	Michael D. Antonovich Antelope Valley Courthouse	County	circa 2003	-	N	Lancaster	2003
12.	Los Angeles	Governor George Deukmejian Courthouse	Judicial Council	2/25/2011	2018	N	Long Beach	2013
13.	Los Angeles	Edmund D. Edelman Children's Courthouse	County	circa 1992	2016	N	Monterey Park	1992
14.	Los Angeles	Clara Shortridge Foltz Criminal Justice Center	County	2002	1934	Y > 10 yrs.	Los Angeles	1972
15.	Los Angeles	Alfred J. McCourtney Juvenile Justice Center	County	Unk.	1975	Unk.	Lancaster	1960
16.	Los Angeles	Stanley Mosk Courthouse	County	2002	2001	Y	Los Angeles	1957
17.	Merced	Robert M. Falasco Justice Center (Los Banos Division)	Judicial Council	8/21/2015	2012	Y	Los Banos	2016
18.	Merced	Charles James Ogletree, Jr. Courthouse	Legislation	9/18/2022	-	N	Merced	2006
19.	Modoc	Robert A. Barclay Justice Center	County	1993	2010	N	Alturas	1976
20.	Nevada	Joseph Government Center (Truckee Courthouse)	County	circa 1970	1897	Y > 10 yrs.	Truckee	1970
21.	Orange	Betty Lou Lamoreaux Justice Center	County	5/14/1992	2018	N	Orange	1992
22.	Orange	Stephen K. Tamura Courthouse (West Justice Center)	Judicial Council	4/16/2020	1982	Y > 10 yrs.	Westminster	1967
23.	Placer	Howard G. Gibson Courthouse	Judicial Council	10/27/2015	1986	Y > 10 yrs.	Roseville	2008
24.	Riverside	Larson Justice Center	County	1997	2020	N	Indio	1997
25.	Sacramento	Carol Miller Justice Center	County	circa 1991	1990	Y	Sacramento	1991
26.	Sacramento	William R. Ridgeway Family Relations Courthouse	County	circa 1999	1998	Y	Sacramento	1999
27.	Sacramento	Gordon D. Schaber Sacramento County Courthouse	County	2002	1997	Y	Sacramento	1965

# Basis for Revised Naming Policy, *continued*

- **Maintains same 10-year deceased criterion as a *rebuttable presumption* but adds exception for:**
  - Persons deceased less than 10 years; and
  - Living persons.
- **Captures minor edits to remove outdated references to:**
  - Administrative Office of the Courts.
  - Court Facilities Working Group.
  - Subcommittee's membership.
- **Maintains integrity of the standards and their applicability for consistency in identifying courthouses.**

# Action of Subcommittee on Courthouse Names

- Subcommittee held a public meeting on June 12, 2023, to discuss the revised policy.
- Subcommittee's vote was two-part:
  1. Draft policy is posted for a 2-week court/public comments period in advance of June 27<sup>th</sup> CFAC Meeting; and
  2. The Judicial Council approve the draft revised policy **subject to the full CFAC's concurrence including review of public comments.**
- **Comments from Hon. Keith D. Davis, Subcommittee Chair.**

# Court/Public Comments Received

- To date, a one comment has been received:

**Riverside Superior Court suggested no substantive changes only wordsmithing of section III.B.2.b.ii as follows:**

*There is a rebuttable presumption that the name of a living person or one who died fewer than 10 years before the naming of the courthouse should not be used. Ten years is a reasonable time during which facts bearing upon such a person's character would come to light.*

*If articulable circumstances exist that ensure full knowledge of the character of a living person or one who died fewer than 10 years before the naming of the courthouse, this presumption may be overcome. An example of such circumstances is if the person's character and reputation were previously investigated, extensively and repeatedly, in connection with the person's prior selection or appointment to position(s) of public service.*

# Revised Policy Schedule

- **June 12, 2023** – Subcommittee on Courthouse Names met publicly to discuss the revised policy.
- **June 12–26, 2023** – Court/public comments were collected for full CFAC review at today’s meeting.
- **June 27, 2023** – Court/public comments and Subcommittee’s recommendation presented to full CFAC for review and final recommendation to the Judicial Council.
- **July 21, 2023** – With CFAC vote today to move forward, Judicial Council would review/consider approving revised policy.

# Requested Actions

1. With any incorporation of suggested language from court/public comments, recommend the CFAC affirm the Naming Subcommittee's recommendation that the Judicial Council approve the draft revised policy.
2. Delegate to the CFAC Chair and Vice-chair review/approval of the committee's report to the Judicial Council.

Questions?



## I. Purpose of the Policy

The Judicial Council of California (Judicial Council) is responsible for California's courthouses under the Trial Court Facilities Act of 2002 and related legislation, which also includes responsibility for construction of new courthouses and renovation of existing courthouses. It is the policy of the Judicial Council, acting through the Court Facilities Advisory Committee, Subcommittee on Courthouse Names, through its directives to ~~the Judicial Council staff, of the Administrative Office of the Courts (AOC),~~ to name courthouses based on standards. This will provide consistency in identifying courthouses in California.

The naming of courthouses will follow the standards set forth in this policy in naming new courthouses, and in naming existing courthouses—including court facilities that are renovated.

## II. Application of Courthouse Naming Standards

The Judicial Council's naming standards will be applied to newly constructed courthouses and renovated courthouses which the Judicial Council has financed—in whole or in part—and to existing courthouses, where the judicial branch is the facility owner or majority tenant.

## III. Names for Trial and Appellate Courthouses

### A. Definitions

*Court facility* refers to any building that the local court occupies to provide its main services, its branch services, or other services and operations. As used in this policy, the word *courthouse* is considered interchangeable with this term.

*Court Facilities Advisory Committee (CFAC)* is an advisory body to the Judicial Council on all facilities-related matters. The members of this advisory committee are appointed by the Chief Justice of California. The CFAC, ~~formerly the Court Facilities Working Group,~~ is charged with providing ongoing oversight of the Judicial Branch program that manages new construction and renovations for the superior courts and Courts of Appeal throughout the state. It oversees the work of the Judicial Council staff AOC in its management of court facilities statewide and in its effort to implement the judicial branch's capital improvement program.

*Subcommittee on Courthouse Names* (the subcommittee) is the subcommittee of the CFAC charged with responsibility to review and consider options in naming specific new and existing courthouses. The chair of the Subcommittee on Courthouse Names is appointed by the chair of the CFAC. The members of the subcommittee are appointed by the subcommittee chair. ~~Its membership, including the appointed chair, will comprise the following: five superior court judges, an appellate court justice, two members of the State Bar of California, and one professional from the design, construction or real estate industry.~~ The subcommittee is responsible for recommending to the CFAC names for courthouses and in doing so may consider comments from members of CFAC, or refer requests for naming to the Judicial Council where appropriate. The subcommittee's operating protocols, including the term of each member, will be established by the CFAC.

*Case type* can include but is not limited to the following caseload identifiers: family law, juvenile, criminal, civil, traffic, probate, small claims, mental health, and drug.

*Location* of a court facility refers to the building’s physical location in either an incorporated (i.e., town or city) or unincorporated (i.e., county or region) geographical area.

**B. Naming Standards for Trial and Appellate Courthouses**

1. Courthouses will be named based on one of the following two categories:
  - a. Location and case type, which is the category most commonly used; or
  - b. ~~Deceased~~-A person, which is a rarely used category.

A courthouse name will not include the name of any business entity, institution, foundation, or other organization, whether for profit or not for profit.

2. An explanation of each category follows. For all name categories, the courthouse name must include “Superior Court” or “Court of Appeal” *and* “California.” In each case, the building name may include the term “Courthouse,” “Justice Center,” or “Hall of Justice.”

- a. Naming Preference 1: Location and Case Type (Most Commonly Used). It is the preference of the Judicial Council to name courthouses after their location and, if applicable, case type. This convention supports the Judicial Council’s goal of enhancing access to justice because naming courthouses after the location and case type provides users with key information about where the courthouse is located and the type of proceedings conducted within the courthouse.

Examples of courthouse names under the preferred naming standard for trial courts are as follows:

<b>Format Examples</b>	<b>Courthouses</b>	<b>Justice Centers</b>	<b>Halls of Justice</b>
<b>Example 1</b>	El Centro Family Courthouse Superior Court of California County of Imperial	Selma Regional Justice Center Superior Court of California County of Fresno	East County Hall of Justice Superior Court of California County of Alameda
<b>Example 2</b>	El Centro Family Courthouse Superior Court of California Imperial County	Selma Regional Justice Center Superior Court of California Fresno County	East County Hall of Justice Superior Court of California Alameda County

Examples of courthouse names under the preferred naming standard for appellate courts are as follows:

Format Examples	Appellate Courthouse Names
Example 1	State of California Court of Appeal First Appellate District Courthouse
Example 2	California Court of Appeal Fourth Appellate District Division Three
Example 3	State of California Court of Appeal Fifth Appellate District

b. Naming Preference 2: ~~Deceased~~ A Person (Rarely Used). Naming a courthouse after a ~~deceased~~ person must be carefully considered to protect the integrity and independence of the judicial branch. A courthouse may be named after a ~~deceased~~ person based on upon consideration of all the following criteria:

- i. The person made recognizable, significant contributions to the state or national justice system.
- ii. There exists a rebuttable presumption that, in order to be eligible, ~~the person shall have been deceased a minimum of 10 years,~~ ~~the subcommittee deems that because~~ 10 years is a reasonable period of time ~~to establish the individual's character~~ within which unknown facts would come to light that bear upon the person's character. ~~This 10-year period is consistent with the 10-year practice period requirement for consideration for judgeship in the State of California.<sup>†</sup>~~

The presumption may be overcome in a case of a living person, or a person who has been deceased for fewer than 10 years, where articulable circumstances exist which ensure that the character traits of the person are then fully known (e.g., the person's character and reputation were previously investigated, extensively and repeatedly, in connection with the person's earlier selection or appointment to positions of public service responsibility).

- iii. The person, or the estate of the person, or any otherwise related entity deemed to pose a potential conflict of interest by the subcommittee, does not have any case pending before any court, and no such case is reasonably likely to come before any court, in future litigation.
- iv. The naming does not present a potential conflict of interest as may

<sup>†</sup> Cal. Const., art. VI, § 15. ~~A person is ineligible to be a judge of a court of record unless for 10 years immediately preceding selection, the person has been a member of the State Bar or served as a judge of a court of record in this State.~~

be viewed by the public, government entities, or private businesses.

- v. Consistency with the California Code of Judicial Ethics.

Examples of ~~deceased~~ persons who meet these criteria may include a former Governor of California, a former Chief Justice of California, a former member of the California or United States Supreme Court, a former appellate court justice, a former trial court judge, a former court executive officer, a former president of a state or local bar association, a trial court judge, an appellate court justice, or a former state or federal legislator; ~~or may include a former Governor of California or a former Chief Justice of the California Supreme Court, or a member of the United States Supreme Court. Courthouses may not be named for living persons.~~

### C. Process for Naming Courthouses

#### Courthouses will be named by the following process:

1. Requests for courthouse naming will be submitted to the chair of the subcommittee by the presiding judge or assistant presiding judge, or the court executive officer or the administrative presiding justice, or the clerk/executive officer of the Court of Appeal, or their designee, of the subject court. Concurrently, the chair of the subcommittee will in turn provide the request(s) to the local court or committee as to process and minimum requirements set forth in this policy.
2. The subcommittee will evaluate each proposed name under the standards set forth in this policy.
3. Upon consideration of any request, the chair of the subcommittee will propose requests for names under section 2(a) preference 1, and all requests under section 2 (b) preference 2, for consideration by the CFAC.
4. Upon consideration, the CFAC shall present a recommendation on the name of a courthouse to the Judicial Council, which presentation will include the subcommittee's recommendation.
5. Where appropriate, the chair of the subcommittee will be delegated by the chair of CFAC to approve standard courthouse names under section 2(a) of this policy, on behalf of the CFAC of the Judicial Council. This approval shall be subject to ratification by the Judicial Council. Requests for those names must have been duly submitted under C.1 of this policy.

### D. Designation of Courthouse Names in Building Signage and Plaques

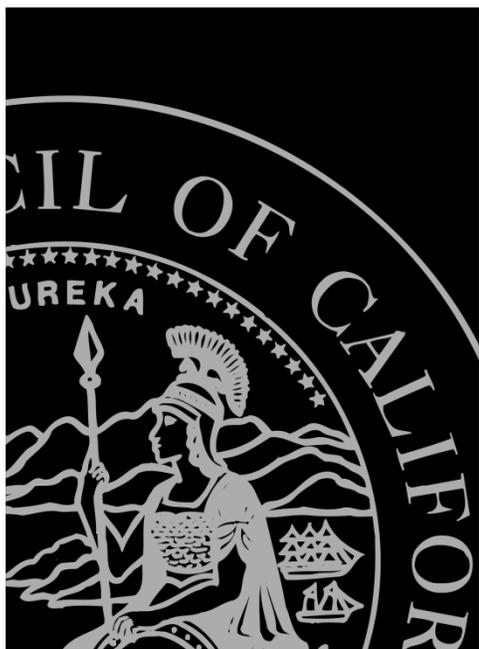
Signage and plaques on buildings shall designate the duly approved names under this policy subject to the following requirements:

1. Standards: All signage and plaques must comply with the requirements of the *California Trial Court Facilities Standards*<sup>2</sup> and its addenda as pertain to signage, use of seals by courts<sup>3</sup> and plaques.
2. Application of courthouse names: Subject to the foregoing, each state trial courthouse shall have reflected in its exterior signage designated under this policy: “Superior Court of California, County of [County name]” and the Great Seal of the State of California.

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<sup>2</sup> Judicial Council’s *California Trial Court Facilities Standards*, 20~~2006~~.

<sup>3</sup> Gov. Code §§ 68074, 68076 *et seq.*



# Courthouse Naming Policy

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ADOPTED: MAY 11, 2009

REVISED: APRIL 25, 2014



ADMINISTRATIVE OFFICE  
OF THE COURTS

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JUDICIAL AND COURT OPERATIONS  
SERVICES DIVISION

JUDICIAL BRANCH CAPITAL PROGRAM OFFICE

## **I. Purpose of the Policy**

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The naming of courthouses will follow the standards set forth in this policy in naming new courthouses, and in naming existing courthouses—including court facilities that are renovated.

## **II. Application of Courthouse Naming Standards**

The Judicial Council's naming standards will be applied to newly constructed courthouses and renovated courthouses which the Judicial Council has financed—in whole or in part—and to existing courthouses, where the judicial branch is the facility owner or majority tenant.

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### **A. Definitions**

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*Location* of a court facility refers to the building’s physical location in either an incorporated (i.e., town or city) or unincorporated (i.e., county or region) geographical area.

**B. Naming Standards for Trial and Appellate Courthouses**

1. Courthouses will be named based on one of the following two categories:
  - a. Location and case type, which is the category most commonly used; or
  - b. Deceased person, which is a rarely used category.

A courthouse name will not include the name of any business entity, institution, foundation, or other organization, whether for profit or not for profit.

2. An explanation of each category follows. For all name categories, the courthouse name must include “Superior Court” or “Court of Appeal” *and* “California.” In each case, the building name may include the term “Courthouse,” “Justice Center,” or “Hall of Justice.”

- a. Naming Preference 1: Location and Case Type (Most Commonly Used). It is the preference of the Judicial Council to name courthouses after their location and, if applicable, case type. This convention supports the Judicial Council’s goal of enhancing access to justice because naming courthouses after the location and case type provides users with key information about where the courthouse is located and the type of proceedings conducted within the courthouse.

Examples of courthouse names under the preferred naming standard for trial courts are as follows:

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Examples of courthouse names under the preferred naming standard for appellate courts are as follows:

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<b>Example 1</b>	State of California Court of Appeal First Appellate District Courthouse
<b>Example 2</b>	California Court of Appeal Fourth Appellate District Division Three
<b>Example 3</b>	State of California Court of Appeal Fifth Appellate District

- b. Naming Preference 2: Deceased Person (Rarely Used). Naming a courthouse after a deceased person must be carefully considered to protect the integrity and independence of the judicial branch. A courthouse may be named after a deceased person based on *all* the following criteria:
- i. The person made recognizable, significant contributions to the state or national justice system.
  - ii. The person shall have been deceased a minimum of 10 years. The subcommittee deems that 10 years is a reasonable period of time to establish the individual’s character within which unknown facts would come to light. This 10-year period is consistent with the 10-year practice period requirement for consideration for judgeship in the State of California.<sup>1</sup>
  - iii. The person, or the estate of the person, or any otherwise related entity deemed to pose a potential conflict of interest by the subcommittee, does not have any case pending before any court, and no such case is reasonably likely to come before any court, in future litigation.
  - iv. The naming does not present a potential conflict of interest as may be viewed by the public, government entities, or private businesses.
  - v. Consistency with the California Code of Judicial Ethics.

Examples of deceased persons who meet these criteria may include a former president of a state or local bar association, a trial court judge, an appellate court justice, or a state or federal legislator; or may include a former Governor of California or a former Chief Justice of the California Supreme Court, or a member of the United States Supreme Court. Courthouses may not be named for living persons.

<sup>1</sup> Cal. Const., art. VI, § 15. A person is ineligible to be a judge of a court of record unless for 10 years immediately preceding selection, the person has been a member of the State Bar or served as a judge of a court of record in this State.

### C. Process for Naming Courthouses

#### Courthouses will be named by the following process:

1. Requests for courthouse naming will be submitted to the chair of the subcommittee by the presiding judge or assistant presiding judge, or the court executive officer or the administrative presiding justice, or the clerk of the Court of Appeal, or their designee, of the subject court. Concurrently, the chair of the subcommittee will in turn provide the request(s) to the local court or committee as to process and minimum requirements set forth in this policy.
2. The subcommittee will evaluate each proposed name under the standards set forth in this policy.
3. Upon consideration of any request, the chair of the subcommittee will propose requests for names under section 2(a) preference 1, and all requests under section 2 (b) preference 2, for consideration by the CFAC.
4. Upon consideration, the CFAC shall present a recommendation on the name of a courthouse to the Judicial Council, which presentation will include the subcommittee's recommendation.
5. Where appropriate, the chair of the subcommittee will be delegated by the chair of CFAC to approve standard courthouse names under section 2(a) of this policy, on behalf of the CFAC of the Judicial Council. This approval shall be subject to ratification by the Judicial Council. Requests for those names must have been duly submitted under C.1 of this policy.

### D. Designation of Courthouse Names in Building Signage and Plaques

Signage and plaques on buildings shall designate the duly approved names under this policy subject to the following requirements:

1. Standards: All signage and plaques must comply with the requirements of the *California Trial Court Facilities Standards*<sup>2</sup> and its addenda as pertain to signage, use of seals by courts<sup>3</sup> and plaques.
2. Application of courthouse names: Subject to the foregoing, each state courthouse shall have reflected in its exterior signage designated under this policy: "Superior Court of California, County of [County name]" and the Great Seal of the State of California.

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<sup>2</sup> Judicial Council's *California Trial Court Facilities Standards*, 2006.

<sup>3</sup> Gov. Code §§ 68074, 68076 *et seq.*

**Judicial Branch Capital Program**  
**Trial Court Capital Projects - Courthouse Names of Projects Completed and in Construction**

April 25, 2014

a	b	c	d
County	Trial Court Capital-Outlay Plan Project Name	Courthouse Names	Project Status
1 Butte	New North Butte County Courthouse	Superior Court of California, North Butte County Courthouse	Construction
2 Calaveras	New San Andreas Courthouse	Superior Court of California, Calaveras County Courthouse	Completed
3 Fresno	New Juvenile Delinquency Court	Fresno County Juvenile Justice Delinquency Court	Completed
4 Fresno	Renovate B.F. Sisk Courthouse	B. F. Sisk Courthouse, County of Fresno	Completed
5 Kings	New Hanford Courthouse	Superior Court of California, County of Kings	Construction
6 Lassen	New Susanville Courthouse	Hall of Justice, Superior Court of California, County of Lassen	Completed
7 Madera	New Madera Courthouse	Superior Court of California, County of Madera	Construction
8 Merced	New Downtown Merced Courthouse	Superior Court of California, County of Merced	Completed
9 Mono	New Mammoth Lakes Courthouse	Mammoth Lakes Courthouse	Completed
10 Plumas/Sierra <sup>3</sup>	New Portola/Loyalton Courthouse	Plumas/Sierra Regional Courthouse	Completed
11 Riverside	New Riverside Mid-County Region Courthouse	Banning Justice Center, Superior Court of California, Riverside County	Construction
12 San Benito	New Hollister Courthouse	Superior Court of California San Benito County	Completed
13 San Bernardino	New San Bernardino Courthouse	San Bernardino Justice Center	Completed
14 San Diego <sup>3</sup>	New Central San Diego Courthouse	San Diego Central Courthouse	Construction
15 San Joaquin <sup>1</sup>	Renovation and Addition to Juvenile Justice Center	County of San Joaquin Juvenile Justice Center	Construction
16 San Joaquin	New Stockton Courthouse	Superior Court of San Joaquin County Stockton Courthouse	Construction
17 Santa Clara <sup>3</sup>	New Santa Clara Family Justice Center	Santa Clara Family Justice Center	Construction
18 Solano <sup>1</sup>	Renovation to Fairfield Old Solano Courthouse	Solano County Courthouse	Construction
19 Sutter <sup>2</sup>	New Yuba City Courthouse	Superior Court of California, County of Sutter	Construction
20 Tulare	New Porterville Courthouse	Superior Court of California, County of Tulare South County Justice Center	Completed
21 Yolo	New Woodland Courthouse	Yolo Superior Court, State of California	Construction

## Footnotes:

1. The current name on the building is likely to remain the same after the project is completed.
2. Standard name is designated pending formal designation by the court.
3. In some cases, the name of the courthouses and the exterior building signage may differ.

# Post Occupancy Evaluation Report

## Court Facilities Advisory Committee Meeting

Superior Court of California,

County of San Joaquin , Stockton

June 27, 2023



# Agenda

Introduction – Courthouse and POE Project

Project Goals

Project Team & Scope of Work

Project Approach

Survey Results

Major Findings

Lessons Learned

Recommendations

Conclusion



# Introduction

- Stockton Courthouse post occupancy evaluation performed March 2023.
- Construction began June 2014 & occupied June 2017.
- Courthouse includes 14 levels above grade, 2 basement levels & is 306,115 SF.
- Design based on 2011 Facilities Standards.
- Several deficiencies and lessons learned through this POE are already addressed by the 2020 edition of Standards.

# Project Introduction – What is a POE?

## Use POE as a Quality Management and Assessment Tool

Evaluate facility  
design

Evaluate building  
systems

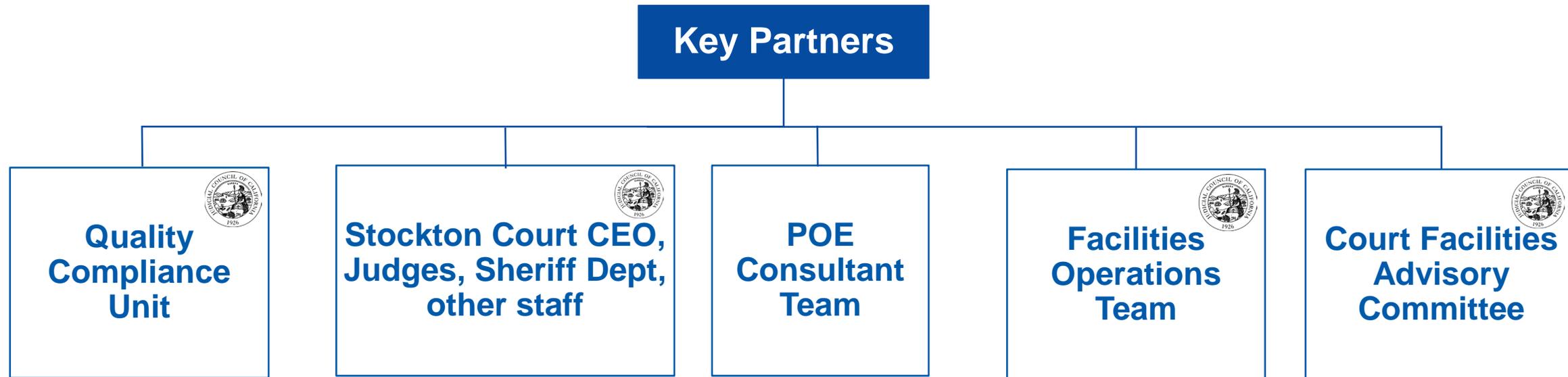
Evaluate operations

Evaluate spaces

# Project Goals

1. Document lessons learned which will benefit future projects.
2. Identify best practices in justice facility design.
3. Understand operational decisions that are impacting the building.
4. Update JCC's planning & design processes and standards.

# Project Team



# POE Consultant Team – Scope of Work



<b>Team</b>	<b>Scope of Work</b>
Architect (CO Architects and JFA)	Building architecture and design, circulation, functionality, organization and programming.
Mechanical engineer (Arup)	Mechanical and plumbing systems
Electrical & Lighting engineer (Arup)	Electrical and Lighting systems
Audiovisual specialist (Arup)	Audiovisual systems
Security Specialist (Arup)	Security systems
Construction manager (Kitchell)	Cost estimating and constructability recommendations

# Project Approach

ARUP

**Phase 1:**  
Project Initiation  
& Setup

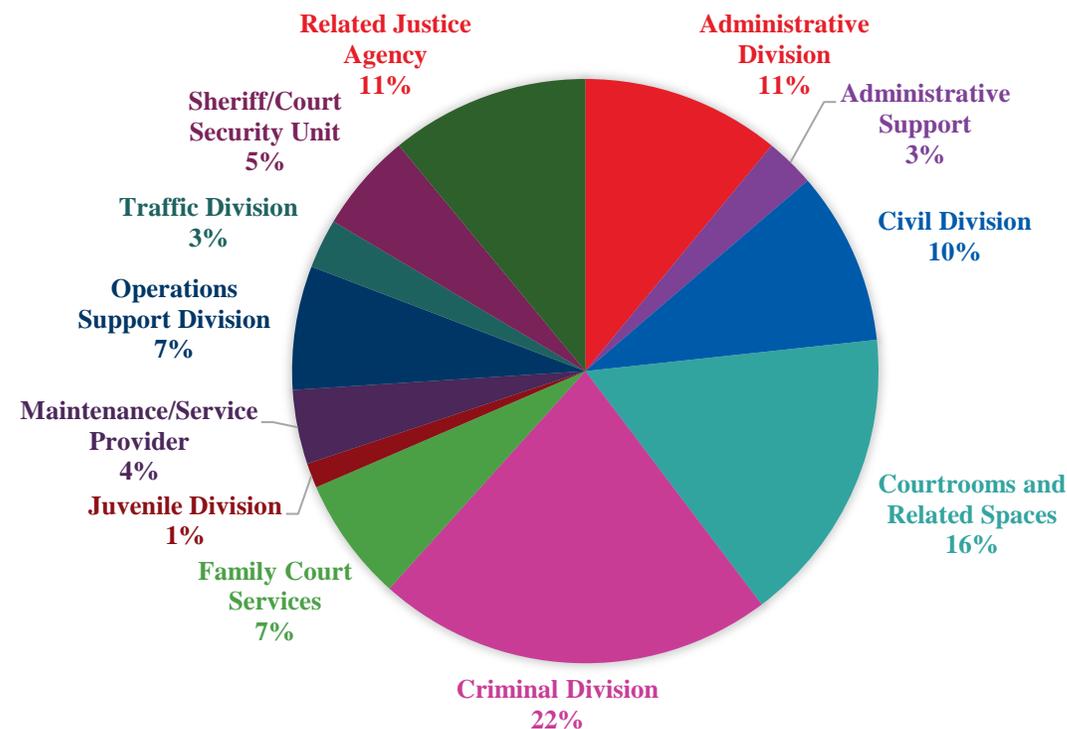
**Phase 2:**  
Discovery &  
Analysis Phase

**Phase 3:**  
Recommendations  
Phase

**Phase 4:**  
Reporting Phase

# Survey Results

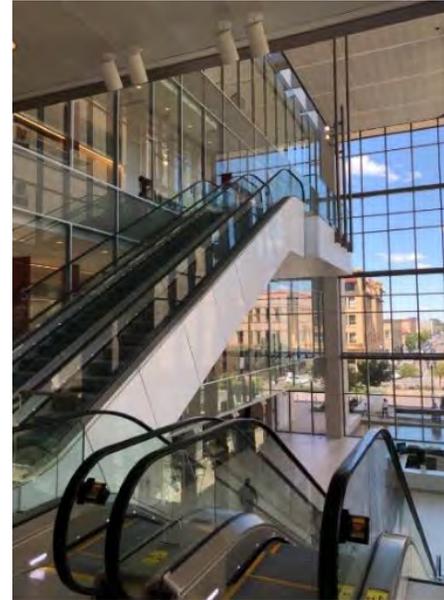
- *Building Functional Assessment* and *Building Conditions Assessment* surveys.
- Building Functional Assessment achieved 86% participation with 73 individuals.
- Building Conditions Assessment achieved 100% participation with 5 individuals.
- Remote interviews.
- Site visit.



**Building Functional Assessment Respondent Agencies**

# Survey & Interview Results

- Overall satisfaction with most courthouse functions.
- Jury Assembly was rated highly due to size, layout, furnishings and finishes.
- Functional issues consistently identified:
  - Lack of expansion space
  - Storage space limited
  - Lack of conference rooms.



Atrium



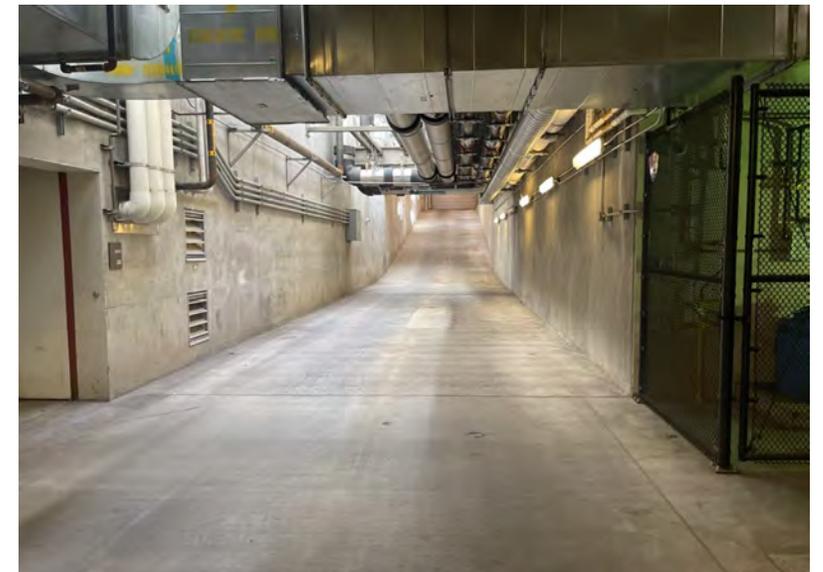
Meeting room used as storage space

# Survey & Interview Results

- Location of Court Security Operations questioned.
- Sally port includes a narrow turn.
- Complaints of heat gain and temperature variation.
- Acoustical privacy had mixed reviews.



Public Hallway



Narrow turn from Sally port to ramp

# Survey & Interview Results - Courtrooms

- **Facilities Standards courtroom templates were not used in design.**
- Courtroom feedback:
  - Circulation between clerk & bench inefficient.
  - Jury box small for some courtrooms.
  - Light colored wall finishes easily stained.
  - Exhibit viewing difficult due to poor lighting.
  - Audiovisual systems inconsistent.



Jury Box



Clerk bench with Judges Desk



Light wall finish



Lighting courtroom

# Major Findings - Facility Modifications

- 1. Traffic Service Counter :** Windows cracking.
- 2. Security Operations Center:** Walls not bullet resistant.
- 3. Courtrooms:** Wooden ceiling panel supports failing.
- 4. Transformer/Switchgear Room:** Ceiling diffuser located above electrical gear should be relocated.



Windows at Entry Queuing



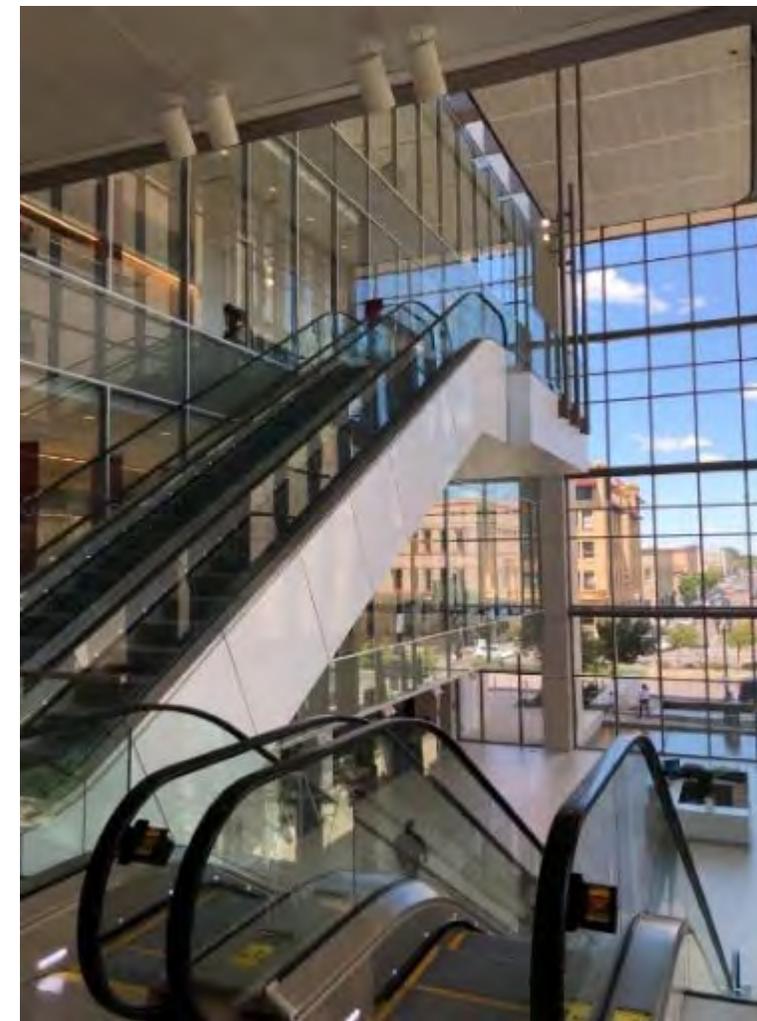
Failing ceiling Panels



Transformers / Switchgear Room

# Major Findings

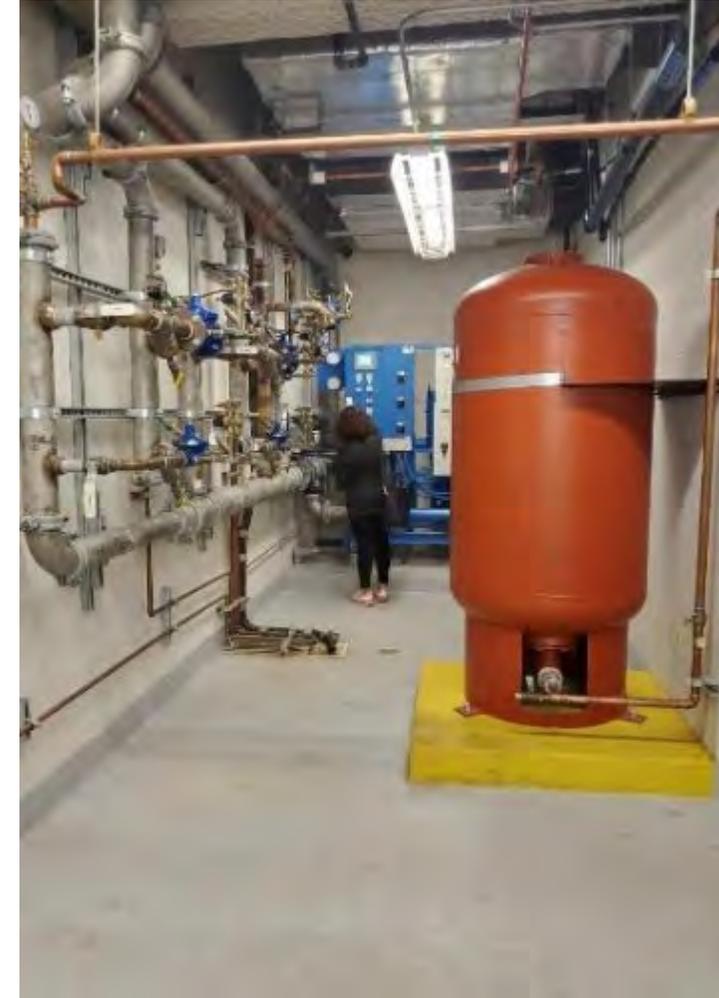
- Active chilled beam issues due to sunshade removal.
- Ice storage system's capacity increased to provide cooling redundancy.
- System chillers lack capacity for MDF/IDF cooling if ice chiller is off.
- Lighting control system is complicated, difficult to operate & maintain.
- Insufficient number of power receptacles for equipment.



Lighting in Atrium

# Major Findings

- Feedback on programing and planning issues.
- Audiovisual systems working except voice reinforcement.
- Plumbing problems at building start-up.
- Facilities team has resolved significant plumbing problems.
- Value engineering decisions were made without properly vetting long-term maintenance impacts.



Several modifications to plumbing system to resolve issues 15

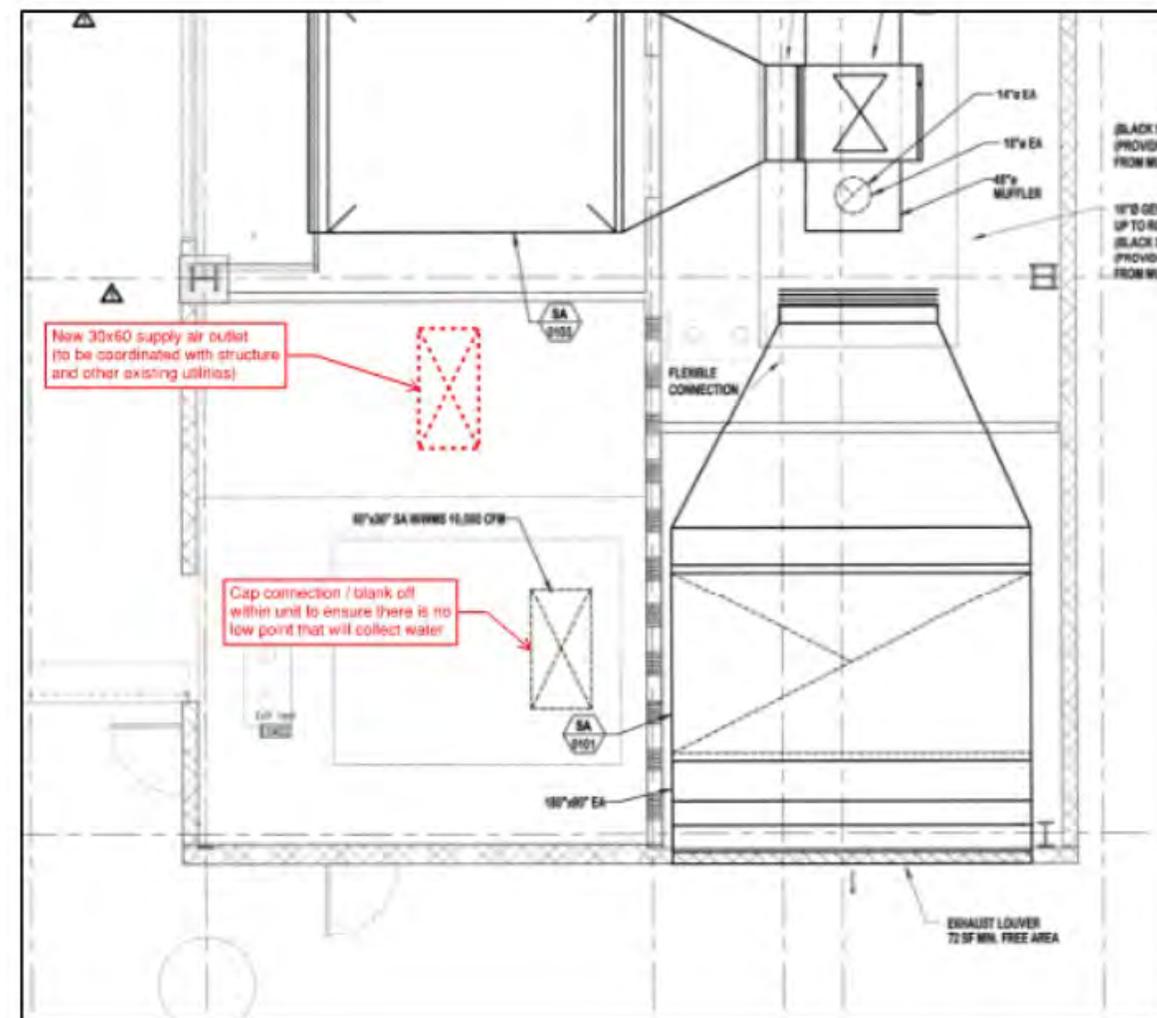
# Lessons Learned

- Identify issues to be considered before, during and after construction.
- Validate programming and planning against Facilities Standards prior to final design.
- Establish process for evaluating impacts of value engineering.
- Complete commissioning and training at closeout for all building systems.
- Avoid East-West building orientation and provide shades to limit heat gain and glare.

# Recommendations for Stockton

## Recommended Facility Modifications

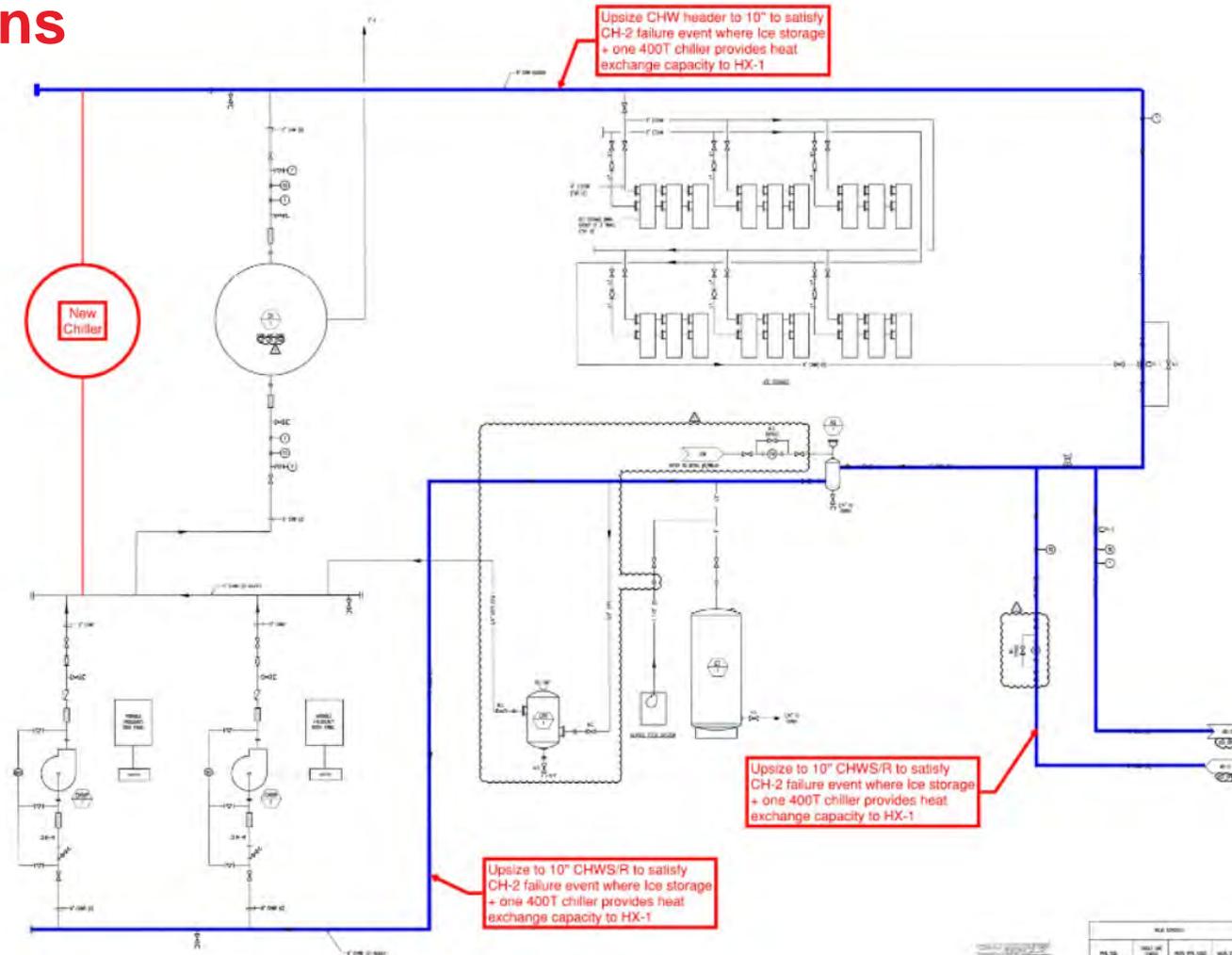
- Repair and reinstall ceiling panels  
Repair ~\$19,978, reinstall \$55/sq ft.
- Reroute the supply diffuser location in the Transformers / Switchgear Room.  
~\$118,494.



# Recommendations for Stockton Courthouse

## Recommended Facility Modifications

- Add another 400-ton chiller.  
~\$1,693,690.



REVISIONS			
NO.	DATE	BY	CHKD.
1	12/10/2010	ARUP	ARUP
2	01/11/2011	ARUP	ARUP
3	02/11/2011	ARUP	ARUP

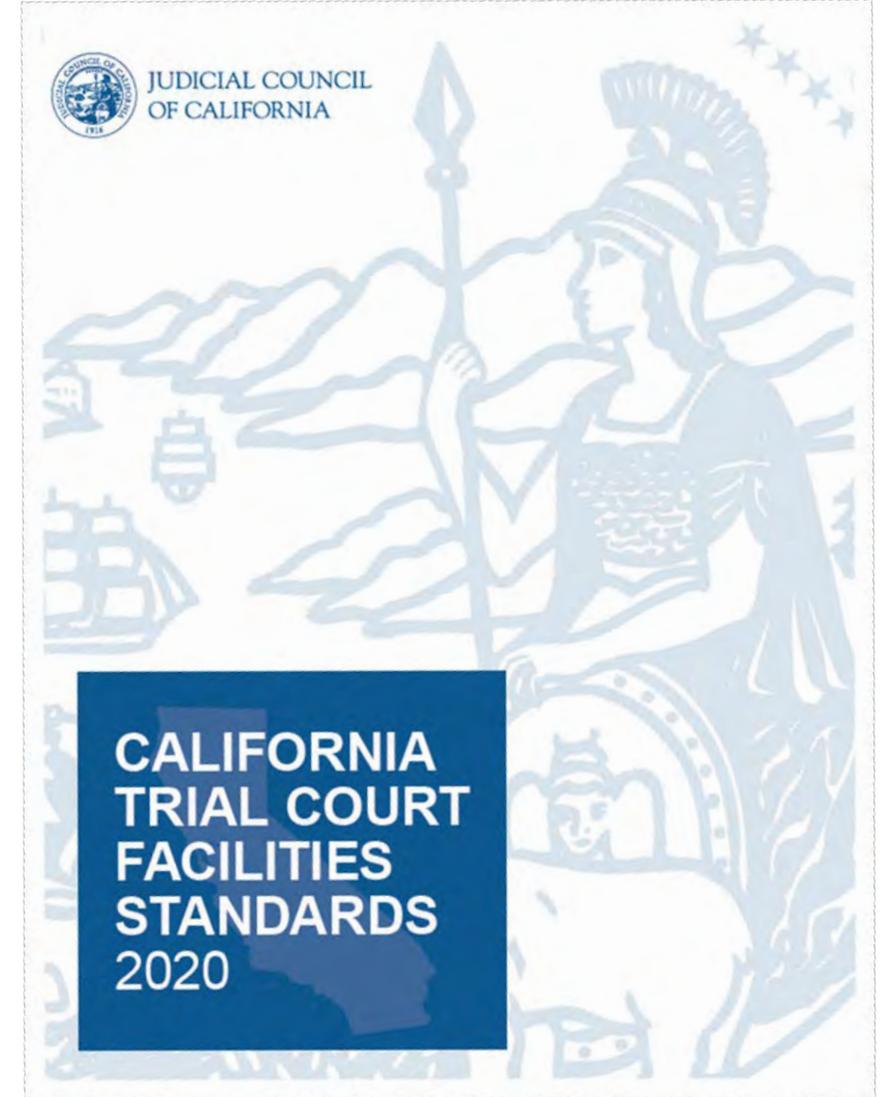
# Recommendations for Stockton Courthouse

## Deferred maintenance Items

- Correct Crestron lighting control system issues.
- Audio system to be tested and adjusted by a qualified engineer.
- Acoustically absorptive ceiling material added to decrease sound reflections.
- Limit outdoor dust and debris from entering mechanical rooms.

# Recommendations for Standards

- Require lighting system design documentation.
- Add ice storage to meet chiller redundancy requirements.
- Require shade materials for E/W building orientation.
- Durable materials and finishes.
- Include web-conferencing technologies.



# Conclusion

- Building handover was hasty due to project delays and rushed occupancy schedule.
- Inadequate staff training impaired timely resolution of post occupancy issues.
- Post occupancy issues include lighting controls, audiovisual, plumbing and cooling.
- Give additional emphasis to programming, planning & design best practices.
- Thorough documentation to ensure successful commissioning and staff training.
- Lessons learned either already covered in 2020 update to Standards or to be considered for inclusion in the next update of Standards.

ARUP

Judicial Council of California

# Post Occupancy Evaluation of Stockton Courthouse

POE Report

March 06, 2023



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This report takes into account the particular instructions and requirements of our client. It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

Job number 286700-00

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# 1. Executive Summary

## 1.1 Introduction

This report summarizes the findings of the post occupancy evaluation of the Superior Court of California, San Joaquin County also referred to as Stockton Courthouse and provides recommendations to enhance the design of future courthouses. This post occupancy evaluation (POE) is a functional and technical evaluation of the courthouse, using qualitative and quantitative methods, following construction and occupation, to determine how well the building is supporting its users and activities. The goals of conducting this POE are to identify lessons learned and best practices that can be used to inform the design and operation of future courthouses. A POE can be considered analogous to a quality management and assessment tool that provides an opportunity for Judicial Council's Quality Compliance Unit to assess the impact of decisions made during planning and design and to assure that space, functionality, and systems are performing as intended.

## 1.2 POE Team and Scope

The POE team is comprised of members of the Judicial Council, San Joaquin Court, and the POE Consultant Team. From the Judicial Council this project was led by the Quality Compliance unit serving as a liaison between the Judicial Council, San Joaquin Court, and the POE Consultant team. Court Staff at the Stockton Courthouse were responsible for facilitating the surveys, remote interviews and escorting the POE Consultant Team during a site visit. They, along with Facilities Operations team, service providers, court staff including CEO, Judicial Officers, and Sheriff staff provided insight into the operations of the Stockton Courthouse, the facilities challenges faced by the Court when it began operations at the new courthouse as well as active issues.

The POE Consultant team provided technical services in the evaluation of the building's architecture, mechanical, electrical, plumbing, audio visual, lighting, and electronic security systems. The scope of the POE included everything within the building related to the disciplines mentioned above. The site and building exterior were not included in this study. Observations made during the site visit on May 11, 2022, in relation to these elements are documented but no recommendations have been made related to these scope items. The POE consultant team was responsible for documenting the POE in report form. The POE team comprised of Arup as lead consultant, CO Architects, Jay Farbstein and Associates and Kitchell. **Appendix A.1** details the names of the members of the POE team as well as the project methodology and approach.

## 1.3 Summary of Key Findings & Recommendations

This report represents the findings of the post occupancy assessment, including recommendations for improvement in the Stockton Courthouse as well as indicative cost estimates to assist with capital planning. The perspective for conducting the assessment and developing the recommendations is to meet the future design needs of Courthouses by learning from the lessons learned from the Stockton Courthouse. Addition and modification of the Standards is proposed to ensure that the issue identified through the walkthrough are not repeated on future courthouses. The assessment covers a broad range of disciplines, systems, and equipment, with recommendations organized into priority order as immediate.

While there were many issues faced by the Facilities Operations Team in the initial operation of the courthouse, many of these issues have since then been resolved. In fact, there were very few active issues identified through our discovery phase and site visit, those identified were mostly related to the building layout and programming. Most of the issues were minor and few facility modifications were identified that should be addressed as a priority by the Facilities team.

The initial operational review of the courthouse in context of the building design as well as value engineering decisions helped us understand the challenges faced by Facilities when the courthouse became operational. The implemented changes and the way issues were resolved over the years all form the basis of good lessons learned

that we have identified through this report and have also suggested being incorporated in the Standards. The following were key findings of the study categorized as recommended facility modifications, major findings, deferred maintenance items and lessons learned.

### Recommended Facility Modifications

These items were identified as the modifications that need to be addressed by Facilities Operations team as a priority. These issues can be a safety issue if not addressed hence we recommend these modifications be addressed before other issues / items that have been identified through this report.

**Traffic Service Counter:** The security counter windows are cracking. This may impact the performance of the security glazing which per Standards are prescribed to be bullet resistant.

**Security Operations Center:** The walls of the Security Operations Center do not have bullet resistant walls. This does not meet the requirements outlined in the Standards.

**Courtrooms:** The ceiling panels are failing and becoming loose in several courtrooms which is a safety hazard.

**Transformer/Switchgear Room:** The evaporative cooler serving the Transformers / Switchgear Room (EUA03) room discharges at a supply air diffuser directly above the main electrical utility equipment. Any condensation water carryover from the supply air could drip on live electrical components resulting in damage to critical equipment and is a safety hazard.

### Major Findings

Most of the major findings are related to initial design decisions, cost reduction measures, commissioning, and handover/activation of the building.

**Active Chilled Beams (ACBs):** In the initial months of occupation court users reported frequent overheating occurring in the perimeter public gallery corridors. A review of the design of the active chilled beams system concluded that the system cooling capacity was reliant on load reduction strategies such as sunshades or sunscreens. To reduce costs, the sunshades were omitted from the project, which led to the system failing to meet the cooling loads on especially hot days. Subsequently, when sunshades were added back in, the discomfort issue in the perimeter public gallery corridors served by the chilled beams was significantly resolved. On hotter days the amount of glazing on east facing façade leads to heat gain that cannot be mitigated by the sunshades.

**Chiller Capacity:** Commissioning report review showed the original design included an additional chiller to provide the prescriptive redundancy as required by the Standards. The redundant chiller was removed as part of value engineering to reduce costs. The ice storage system capacity was increased to provide redundancy to account for the reduction on the chiller however, building cooling options are significantly limited when the ice chiller is non-operational for multiple days. The remaining chillers struggle to meet the critical IDF / MDF room loads.

**Lighting Controls:** The lighting control systems is overly complicated to operate and maintain. The combination of LED and fluorescent fixtures, their lack of compatibility with the lighting control system and a mixture of dimmable ballasts adds to the complexity of lighting system. Poor documentation during design of the installed lighting control system adds to the challenges in operating lighting systems with users having no control of lighting in most of the public spaces. Most of the issues appear to be stemming from decisions made during the design and commissioning of the lighting control system and not a result of value engineering exercise.

**Electrical Power:** Court users report insufficient power receptacles for monitors, multiple desk locations, and electronics. The installed power system is consistent with the design no value engineering or cost reduction decisions made during the design of the building electrical, was found by the team. This appears to be an uncoordinated planning issue. The desk locations don't seem to be coordinated with the location of receptacles

in most rooms. For few spaces, the number of power receptacles allotted are on the lower side especially those that have a lot of equipment in the spaces used by Sheriffs.

**Security Cameras:** Most of the cameras in the basement cells and all cells in the upper holding cells were eliminated to achieve cost reduction. Sheriff court staff desire more cameras for greater visibility.

**Audio/Visual:** Overall audio-visual systems in the observed courtrooms were in working order and generally met most of the users' requirements except for voice reinforcement systems. Courtroom audiovisual control systems were extremely problematic when the courthouse first began operation. The design included two independent Crestron systems controllers controlling a single audio processor and video switcher which caused control conflicts and errors. This design has been modified to significantly reduce system failures.

**Plumbing System:** There were many plumbing related issues when the building began operation. These issues have been significantly resolved by changes implemented by the facilities Operations team. These issues included not getting hot water instantly at taps, water hammer issues at lower zones (Level 1-4) and water pressure issues at higher levels.

**Value Engineering without proper vetting:** Some of the identified major findings such as removal of sunshades, cameras in holding cells and removal of spare chiller had consequences to the operation of the building and Facilities struggled to address these issues. Some of these have been resolved by adding back the items that were originally removed from design to reduce costs (sunshades) and others remain unresolved and are an operational challenge for the Facilities and the Court Staff who manage and use these spaces.

**Planning / Programming Items:** Most of the feedbacks provided by the Court staff through the surveys are deemed as programming and planning items related to layouts, location and sizes of the breakrooms, courtrooms, storage areas, Sheriff Department, Judges parking and other departments. These are items that should be addressed before building design is developed with input taken from Court Staff and Sheriff Staff that will occupy the building. It is our understanding that this step is an integral part of the design process within the Judicial Council and not all feedback is eventually incorporated into the final design. At the same time, items such as location and number of receptacles with respect to the furniture layout and amount of storage for the departments are items that should be addressed early on.

## Lessons Learned

Key lessons learned include:

- A process to thoroughly vet cost reduction strategies for unintended consequences is needed.
- Commissioning for lighting control systems should be clearly defined in the criteria to confirm the design is properly documented.
- Design team should take input from users on the location and number of receptacles per space type in early design phase. A final review by the courthouse users of placement and quantity is recommended prior to design team circuiting of the design.
- Electronic security cameras should be mounted on pendants for less obstructions. PTZ cameras do not provide full coverage as when tilted or zoomed in one direction, coverage is lost in any other direction. Recommend only using a PTZ as a redundant camera when needed.
- Programming and planning items such as location, size and layouts of spaces need to be discussed before the building design is finalized. Judicial officers and court executive officers provide input, and the building design goes through several iterations before it is finalized.
- Standards also has templates to for sizes and layouts of space types that should be followed.

- Shades should be added on east-west facades to enable building users to control the amount of daylight in space and hence control solar heat gain and glare issues. Consequently, glazing should also be minimized on these orientations during the building's initial design phase.
- More emphasis/oversight is needed during Building Handover/Activation to ensure commissioning and formal training activities are followed.

### Recommendations for Stockton Courthouse

We recommend resolving all the identified facility modifications and other deferred maintenance issues pending availability and approval of funds.

The following are our recommendations with estimated cost of implementation for the recommended facility modifications.

- Replace the Traffic Service counter glazing with a new bullet resistant Level 1 type glazing as prescribed by Standards. The estimated costs of implementing this resolution are ~\$112,481.
- Add bullet resistant wall panels to the Security Operations Center. The estimated costs of implementing this resolution are ~\$65,003.
- The ceiling panels should be repaired and reinstalled. The estimated costs of implementing this resolution are ~\$19,978 and reinstalling a new panel cost about \$55/sq ft.
- Reroute the supply diffuser location in the Transformers / Switchgear Room (EUA03) room. The estimated costs of implementing this resolution are ~\$118,494.
- To achieve requirements of redundancy - minimum 50% of peak load capacity per chiller, as outlined in the 2011 Standards, add another 400-ton chiller. The estimated costs of implementing this resolution are ~\$1,693,690.

The following are our recommendations for deferred maintenance items to address some of the major findings through this post occupancy evaluation.

- A thorough analysis is recommended of the Crestron system to correct the existing lighting control system issues.
- A qualified audio system engineer should be hired to test and adjust the audio systems settings and levels in the courtroom.
- Add acoustically absorptive material to ceiling of space which will decrease the sound reflections in the space.
- Provide sheet metal blank-offs for louver sections that are not directly ducted to the AHU systems to limit the dust and debris from outdoor air coming into the mechanical rooms.

### Recommendations for Standards

We recommend modifications and additions in Standards to address the identified issues to ensure that these are not repeated on future courthouse designs. These included addressing incomplete lighting design documents, incorporation of ice storage to meet chiller redundancy requirements, glare and solar heat gain issues, material of shades, maintainability of finishes, inclusion of post-covid web-conferencing technologies, inclusion of water hammer arrestors and separation of storm water and sanitary sewer drainage to name a few.

## 2. Courthouse Description

The Superior Court of California in the County of San Joaquin located in the city of Stockton, CA is a 306,115 square foot courthouse building. The building consists of 14 levels above grade and two basement levels. Some of the below grade space includes unconditioned space, parking, and mechanical support spaces. It has 30 courtrooms which include criminal, civil and family courts occupying Levels 3-11. Other spaces include associated courtroom support, administrative functions and secure in-custody holding areas at Level B1. The building also includes public areas such as lobbies, circulation spaces, waiting areas and a self-help center. Vehicular access to the building is restricted through the secure service yard; Judges' parking is provided within the building at Level B2. Levels 12 and 13 primarily comprise of offices, conference rooms for court admin, and other lounge and general seating areas.

The building was built between June 2014 to June 2017 and was occupied and operational by 2017.

## 3. Documents Received

As part of the Discovery Phase, the POE team received the following documents to understand the building systems, and gain insight into the challenges faced during the design, construction as well as operation of the building since occupancy began.

- Courthouse as-built drawings & State Fire Marshall (SFM) Approved Drawings and Specifications (Electrical and lighting, mechanical, architectural, plumbing, security)
- Final commissioning report of the San Joaquin County Courthouse.
- Value engineering list
- Purchase Change Order (PCO) Log
- California Trial Court Facilities Standards (CTCFS) 2011 and 2020
- Stockton Final Program Book
- Service Work Order (SWOs) List
- Lighting control documentation associated with change order 200, 498 and 650.

## 4. Discovery Phase Findings

This section provides an overview of findings for each discipline that were verified through building walkthrough and other findings that were noted through the document review, survey, and remote interview process.

## 4.1 Document Review

The POE Consultant Team conducted a desktop study to understand the design of the existing building systems. They compared the design drawings to the as-built drawings to understand the gaps from design to construction. They also reviewed the commissioning reports to understand the design intent and criteria that was followed by the design team. The issues that were raised as part of the commissioning process gave insight to the kinds of issues that were flagged, and correlation developed between those earlier identified issues and issues that were later faced by the building occupants when the courthouse began operation. A review of the 2011 Standards was done to understand the guidelines the team followed when designing the courthouse. It is our understanding that the 2011 addenda were issued during the design phase of the building and a few disciplines have designed to a combination of 2006 and 2011 Standards. The POE Consultant Team also reviewed the 2020 Standards to understand the key differences between the two to gain insight on how the Standards have refined and additional details provided between the two editions. This has been summarized in **Appendix A.2**. PCO logs and Service work orders were also reviewed to understand the history of issues the building has been facing and resolving since the building was occupied.

### 4.1.1 As Built Drawings

#### 4.1.1.1 Architecture

The architectural as-built drawings reflect the general layout of the building. The building orientation maximizes the use of the site. The curtain walls are located along the east and west façade, which is not the optimum solar orientation for this location and creates heat and glare in the public areas along the east facade. There are room-use and design changes made after building occupancy. The State Fire Marshall (SFM) Approved drawings, dated Mar 19, 2015, reflect the furniture layout in the Waiting Areas. Some of the key items noted during the construction process as evident from the PCO Log, dated 1-25-17 were that the Café was not coordinated with the Department of Rehabilitation until the late stages of working drawings.

#### 4.1.1.2 Mechanical

The Mechanical as-built drawing set is generally consistent with the design drawings and is comprehensive on both airside and hydronic systems. The mechanical systems documented in the record design drawings implement a variety of technologies with significant attention to optimizing energy use, though with some tradeoffs to operational resiliency.

The Courthouse is served by a water-cooled chiller plant with a 400-ton centrifugal chiller that generates chilled water (CHW) for use at air handling systems and for generating ice as thermal storage overnight. There is a second, 163-ton screw chiller that also produces CHW for use at air handling systems. Two cooling tower cells located at the roof reject the heat from these chillers.

Heating for the Courthouse is generated by four 1,700 MBH natural gas boilers that produce hot water for use at the air handlers and zonal systems, such as variable air volume (VAV) boxes, and active chilled beams (ACBs).

Custom air handling units (AHUs), typically located at each level, provide air conditioning and ventilation to most of the occupied spaces, delivering the desired temperature supply air to satisfy the operation of the VAVs and ACBs within each area. These large AHUs include cooling and heating coils, filters, and full economizer capability.

#### 4.1.1.3 Plumbing

The plumbing as-built drawings were reviewed to understand the building domestic hot water and cold-water design. The as-built drawings were comprehensive and complete, however the as-builts “The Plumbing Record Document” – dated 12/4/17 do not clearly indicate where the water hammer arrestors are located. Final piping routing and location of water hammer arrestors as documented in the shop/as-built drawings did not match the

plumbing design drawing set. It was discovered that water hammer arrestors were not installed per the as-builts. In the State Fire Marshal approved set, Volume 4 dated 04/29/2014, all design plans indicated the water hammer arrestor's location clearly.

All PRV (Pressure Reduction Valve) stations are inside the basement Mechanical room. All three water heaters are at the basement pump room, and serving all low, middle, and high-water pressure zones. A review of the as-built drawings also indicated some domestic hot water dead-leg to the lavatory/sink are longer than allowable length. For ¾" diameter, for instance, hot water supply pipe should not be longer than 23 ft (0.6 gallon of hot water).

#### *4.1.1.4 Lighting*

Review of the lighting as-built documents - Electrical and Lighting layouts in the conformed sets dated April 29, 2014, for the courthouse provided an incomplete picture of the installed lighting system. Sheet E4.02, lighting control riser diagram was noticeably missing from the set. Concurrently, the team also reviewed the lighting control shop drawings to fill in gaps of the missing information. A fixture schedule found in specification section 26 50 01 provided model numbers and images of the fixtures which are a combination of LED and fluorescent technology. The lighting controls specification calls for a Crestron system, but the modular dimming controls specification section did not specify compatibility with the Crestron system. The "Integrated Automation Control of Electrical Systems" in spec section 25 was also missing from the set. The as-builts for lighting were, therefore, incomplete, and critical pieces were missing which created difficulty in understanding the lighting system and issues.

The lighting system consists of downlights, pendant mount linear, recessed linear, cove, and troffer style light fixtures. The source of the light fixtures is either fluorescent or LED with a Crestron lighting control system installed. Most of the fixtures have 0-10V drivers, but the courtrooms, judge's chambers, and adjacent areas have DALI (digital addressable lighting interface) drivers. Courtrooms have scene lighting controls while smaller spaces (offices, etc.) are locally controlled. Daylight sensors are installed in spaces with natural daylight along with occupancy sensors to help with reduced energy consumption.

#### *4.1.1.5 Electrical*

The Electrical drawing set does not include a grounding riser diagram but is otherwise comprehensive and complete. The building is served by PG&E through a 12 kV medium voltage distribution with a battery backup system located inside the building. Building distribution is served from 12 kV, 480V, 3PH medium voltage substations. The building is served by two 480V, 3PH, 4000 A switchboards. There are (2)1600 A and (1) 3000 A busducts that distribute power to upper floors.

The emergency system consists of a 1500KW/1750KVA (2500A) 480V, 3PH, 3W generator with three transfer switches: life safety, legally required, optional standby and integral load bank. A 300 HP fire pump is served by a generator. The grounding system is provided with a ground loop at the main electrical room. The building was evaluated for lightning protection and deemed not required. Local UPSs installed in MDF and IDFs are installed to support critical and essential systems to isolate from normal power interruption, surges, and transients, and maintain electronic equipment integrity during switchover to generator system. The building has energy code required sub-metering by load type. The building electrical system was designed under the following codes.

- 2010 California Electrical Code
- CCR Title 24 Building codes for energy efficiency standards
- Owner Project Requirements August 2014
- 2011 California Trial Court Facilities Standards, Revision 5.

#### 4.1.1.6 *Electronic Security*

The building electronic security system consists of video surveillance, access control, and an intercommunication system. The security system is monitored and controlled at the Security Operations Center (SOC) located on the first floor. The Detention Control room, located in the basement also has access to the same intercom system integrated into the control panel to communicate with each of the controlled doors in the custody area and at the individual holding cells. Intercoms throughout the rest of the facility call up at the SOC as well as the Detention Control room.

The security system is split into four as-built packages: access control, Detention Control, Emergency Intercom, and Video Surveillance. Although some devices were missing from the access control documents, the intent of the design was reflected on the drawings.

Pan, tilt, zoom (PTZ) cameras are used throughout the perimeter of the building. The interior of the building contains cameras in areas such as the main entry, judges' parking, holding circulation, sally ports, elevator lobbies, public areas, as well as public circulation areas. There are only two cameras in stairwells. These are pointed at the inside of the emergency doors at the ground level to make sure no one is entering through these doors.

Access control is used to separate public, private, and detention circulation. Duress buttons are located throughout the building. The security system design follows most of the design criteria listed in the Standards.

#### 4.1.1.7 *Audiovisual*

The SFM Approved set of the AV drawing set is comprehensive and complete. For the review of this project however, we did not receive as-builts for the A/V system. Generally, audiovisual system designs are straightforward and use common design practices. Few rooms are outfitted with videoconference (VC) systems based on the drawing set. Based on the 2020 Standards, video conference systems appear to be optional, but in our post-COVID world remote interaction using Zoom or other web-based video conference platforms, we see some pain points around adding or using remote interaction with the existing systems. Currently IT staff use an iPad as a work-around for Zoom camera needs in the courtroom.

Multi-zone audio systems may complicate operations if they require adjustment – but they can be carefully set to provide default operational levels where active adjustment is not required.

### 4.1.2 *Commissioning Report*

#### 4.1.2.1 *Architecture*

The Owner's Project Requirements (OPR) and the Basis of Design (BOD) documents referenced the California Trial Court Facilities Standard 2006 Edition. The OPR was updated and re-issued with Amendment-1 on March 1, 2010. The Commissioning Agent reviewed the 100% DD, 30% CD, 50% DC and 100% CD Backcheck drawings and specifications against the OPR and the BOD. The Commissioning Plan was issued on February 6, 2015. The Courthouse was occupied on 7-31-2017. The Commissioning Results listed and tested LEED systems (HVAC, BAS, lighting controls and Domestic Water) and non-LEED systems. The Commissioning Issues List was generated on February 18, 2018.

Based on the OPR, the building envelope is composed of curtainwall systems and precast concrete. The system was designed for high performance, with high insulation values exceeding Title 24. The design included exterior sunshades and automated window covering systems that tied into the lighting controls and mechanical systems. These automatic roller blind shading devices did not operate as intended, raising, or lowering at random times during the day. These have since been overridden in the BMS and are only controlled locally at each judges' chambers.

#### 4.1.2.2 *Mechanical*

The Owner's Project Requirements and Basis of Design document (as detailed in the Commissioning (Cx) report) identifies the strategies with which the building optimizes energy use. This summarizes the specific system types selected for the project including ice storage for the chiller plant, and low fan energy systems such as displacement ventilation and chilled beams. Other systems referenced to achieve the intended energy design goals include exterior shading devices and automatic roller blind shading devices. Automatic roller blind shading devices were initially implemented along the west side of the building; however, these systems did not operate as intended, raising or lowering at random times during the day. These have since been overridden in the BMS and are only controlled locally at each judges' chambers. Due to glare issues, a better performing shade material that lets in less light has since been used to replace the original.

In addition to the project design requirements and design philosophy, the Cx report included project design review reports. A comment of note, the Cx report identified only two chillers are included in the design which did not appear to meet redundancy requirements set by the 2011 Standards. The Engineer on Record (EOR) response identified that the original spare chiller providing the prescriptive redundancy was removed as part of value engineering to reduce cost, and that redundancy was provided by the ice storage system as the ice storage can be operated independently of the chillers.

#### 4.1.2.3 *Plumbing*

No Plumbing related issue was mentioned in the commissioning report.

#### 4.1.2.4 *Lighting*

Per the commissioning report the building was designed to the following standards:

- 2010 California Building Code
- CCR Title 24 Building codes for energy efficiency standards
- 2011 California Trial Court Facilities Standards; Chapter 16

The commissioning report provided detailed information about the lighting control system, design issues, and how it was tested and accepted. The system includes the following: lighting control panels, daylight harvesting from photocells, court scene selections, astronomical time clocks, and occupancy sensors. The testing included: lighting control point to point verifications; automatic operation witnessing; occupancy sensors verifications; daylight harvesting in judge's chambers, jury deliberation room and public court waiting; courtroom scene selection; interior time clock control.

The commissioning report describes specific lighting issues during the LEED design review phase. These issues are clear indications to operating difficulties that are still present in the building. They include the following:

- Unclear definition of the BMS and integration of lighting controls.
- Lighting sequence of operations not clearly defined in the contract documents.
- Confusion on which lighting criteria the team was following. Design Team stated it is a blend of 2005 and 2011 Standards.
- Concerns over older source technology not working properly with the control system.
- Issues with fixtures on the first floor not operating properly
- AV/lighting control in courtrooms was inoperable during testing. There were comments about software not being compatible.

Most of these issues were resolved and closed out by providing overrides. This fixed the issue at first but has caused major future maintenance issues by the systems not operating smoothly.

#### *4.1.2.5 Electrical*

Electrical systems commissioned were Electrical Distribution and Emergency Generator w/transfer switches. Design review and backcheck were completed by commissioning agent at each phase of deliverables and compared against BOD. Commissioning agent utilized Owner Project Requirements dates August 2014. BOD documents were created and reviewed by commissioning agent December 2010.

#### *4.1.2.6 Electronic Security*

Per the Commissioning report, the building electronic security system was designed under the 2006 California Trial Court Facility Standards. Most of the issues listed in the commissioning report were related to the design not meeting the 2011 Standards. These issues were closed as the referenced requirements did not exist in the 2006 Standards.

Requirements referenced in 2011 and 2020 Standards that are missing from the current security design are:

- Payment counters that do not have two-way communication
- Missing video surveillance: outside FCS mediator offices in adjacent corridors, inside child waiting areas and corridor outside the area, inside current case-file storage areas, door for evidence and exhibit storage room
- No duress alarm in child waiting area
- No duress alarm in staffed positions
- No dual authentication card reader with pin in case-file storage area

#### *4.1.2.7 Audiovisual*

There were no comments or materials regarding AV in the Commissioning (Cx) Report.

### *4.1.3 Other Documents Received*

#### *4.1.3.1 Architecture*

No additional documents other than those listed in Section 3 were reviewed.

#### *4.1.3.2 Mechanical*

Service order log mentioned significant capital projects to address the performance of the active chilled beam systems located on floors 5-11. Other service orders noted smoke odors from nearby wildfires were present within the building and were significant enough to warrant a service order request.

#### *4.1.3.3 Plumbing*

During document review phase, a Domestic Water Study by Capital Engineering Consultants, Inc. was reviewed. This study provided some recommendations to resolve some of the water pressure related issues in the building. Their recommendations included:

- Increase discharge pressure setpoint of booster pump package to 150-160 psi to allow additional pressure delivery to high level zones.
- Replace existing hydropneumatics tank with larger tank in accordance with manufacturer's recommended tank sizing guide.

- Correct programming at booster pump package for excessive rotation of lead pump status to no more frequently than once per day.
- Provide BACnet integration card for booster pump package to allow monitoring and trending of domestic water pressure system in building BMS.
- Replace expansion tank ET-3 serving GWH-3 (High Level Zone domestic hot water) with larger expansion tank. (See Figure 1 below).

It was confirmed by the Facilities Team that the recommended measures were implemented see **Figure 1**. See picture below of the tank. The water pressure issues have been largely addressed but not completely resolved. There are still water pressure issues in the higher zone as well as to the cooling tower make up.



**Figure 1** Picture of replaced larger expansion tank (left), footprint of the previous expansion tank (right)

#### 4.1.3.4 Lighting

The lighting team reviewed the Purchase Change Order log and the information extracted from it was in line with the analysis we had on the as-built drawings. The biggest issues were related to lighting controls. The lighting control system had a mixture of dimming ballasts, some being DALI which created issues. Also, there were portions of the building that were missing electrical circuiting.

A review of the service work orders (SWO) demonstrated that the owner understood the large impact the lack of lighting controls capabilities had on the function of the building. SWO #1734591 was to provide a full building lighting system assessment. The cost of this SWO is less than \$2,000 and it is unclear if it was approved. The issue was not isolated but affected the entire building. A major component to the success of the lighting control system was the compatibility of all the products (dimming modules, sensors, etc.) The lack of coordination for the light fixtures and the control system in the design drawings have had lasting effects on the project that the building is still grappling with.

#### 4.1.3.5 Electrical

A review of the purchase order log during construction of the facility showed that battery powered backup for PG&E switchgear was added.

In addition, due to the alley not being a public utility easement, the electrical utility service to the building was moved into building electrical room.

Service work orders (SWOs) since building occupancy were reviewed and the following were the major issues that have been addressed and resolved.

- Power outages to the building are common in California and are typically caused by the Utility, not deficiencies with the electrical distribution system. The critical equipment and functions of the building have been backed up by the generator or UPSs added to the MDF and IDFs.
- There were several comments regarding the elevators and escalators occasionally not working. These items have not been completely resolved per comments from remote interviews and facilities during site visit observations.

#### **4.1.3.6 Electronic Security**

Purchase order log history showed that during the design and construction of the building, the card readers were relocated from the door and placed on the adjacent wall for all 30 courtroom public entry doors. Standards requires courtroom public entry doors to have card readers with keypad. The design team provided the card reader with integrated lockset, but the keypad could not be integrated into the door hardware, hence the original design was revised.

A review of service work orders (SWO) since building occupancy show that most of the security related SWO were to repair card readers. There were many issues of lack of power or reader not functioning correctly. These issues have since then been resolved.

Other issues related to video surveillance included, exterior camera at service yard gate requiring replacement a few times due to vandalism and camera angles had to be revised due to lack of coverage in some areas. Additionally, there were multiple SWOs regarding the video surveillance system. There were a couple logs regarding cameras not populating in video software to be viewed and cameras showing a connection error with black screen. Reviewing recorded footage was also an issue. Footage was either missing, miscolored, and/or frozen.

#### **4.1.3.7 Audiovisual**

Based on several of the Service work orders (SWO), there is some indication that audio levels may not have been initially set properly in several of the courtrooms. The PCO logs noted some problems with microphone control that have been remedied. There were many issues with the courtroom audio and visual systems, however, most of the issue have been resolved since building occupancy began.

## **4.2 Categorization of General Observations and Findings**

This section categorizes the feedback received from the surveys and remote interviews and observations made during the site visit. The identified issues were broadly classified into occupant satisfaction and functional performance evaluation findings in **Section 4.2.1** and items that need corrective action in **Section 4.2.2**. A detailed summary of the results from the surveys conducted is provided in **Appendix A.3**

### **4.2.1 Occupant Satisfaction & Functional Performance Evaluation Findings**

**Section 4.2.1** summarizes the issues from an occupant perspective and Facilities Operation Staff weighed in on the functionality, maintainability, operational viewpoint of the components of the various systems. Some of these issues are preferences indicated from the staff that are specific to Stockton courthouse. Other issues have been addressed by 2020 Standards and other issues cannot be remedied because they are either a programming / planning item or are designed to meet code requirements. Hence, this section details the items that POE Consultant team will not be providing recommendations on.

#### 4.2.1.1 *Architecture*

The survey results overall were mostly positive. The comments were related to security, acoustical/noise issues in both public and staff areas, light colored finishes, and staff work areas. These were further discussed during the interviews. **Appendix A.3** provides a detailed summary of the survey results and the concerns brought up by the facilities staff.

Most of the feedback provided by the Court staff through the surveys is deemed as programming and planning items related to layouts that need to be discussed before the building design is finalized. Judicial officers and court executive officers provide input, and the building design goes through several iterations before it is finalized. While these are valid, and noted concerns from the staff, these issues cannot be resolved for the Stockton Courthouse and the Standards adequately address these issues for future courthouse design. The following is a list of items that were reported by the staff:

- Many departments, including Self-Help Services, Administrative Division and Criminal/Traffic/Juvenile Work areas, report they have outgrown their assigned spaces and currently suffer from inefficiencies based on its layout, insufficient centralized work area, and/or storage. Lack of proximity of managers to division staff (supervisors and line staff) was identified as causing inefficiency in workflow and communication.
- Action Center on the third floor, located between the two misdemeanor departments and Self-Help sections, has only one entrance and exit into the space, which is a security concern for a few employees.
- There is a need for a larger public work area for self-represented litigants, as was the need for additional staff workstations for Family Court and Victim-Witness staff as well as supply space and storage.
- Parking is not on the same level as the elevator. Judges must take a long ramp to get to the elevators.
- It is preferred that the Judges don't share access with Sallyport where vehicles come in at Level B2. Large buses don't have enough space and often hit the wall when exiting. The sallyport was identified as too narrow to support passing vehicles when a bus is parked. The size and configuration of the sallyport also does not support the wide turning radii of in-custody transport buses.
- The Sheriff's Department main court security work areas should be larger, the captain is too far from his staff, and sergeants require private offices instead of a shared office. The Sheriff staff shares the space with the contracted private security. They expressed a preference for their work and support spaces to be separated from non-sworn security staff.
- The Sheriff Staff mentioned there is a need for additional storage for shackles, shields, and other equipment.
- The Prebooking room is also used as a breakroom. The space was intended as a holding cell. A breakroom on Level B1 should have been considered during design. The breakroom is on Level 1. Staff mentioned that in general the courthouse has few breakrooms. The largest breakroom is located on Level 2, see **Figure 2**. Several respondents noted the desire for small break rooms on each floor to limit long travel distances for quick breaks. It was suggested breakroom sizes should be based on the number of staff working on the floor.



**Figure 2 Picture of Largest Breakroom at Level 2**

- The location of court security operations within the building is of concern, specifically as it relates to the length of emergency response paths of travel. In both the survey and the court staff interviews, comments were made about potential long response times in case of an emergency at the courtrooms, on courtroom floors, and at certain divisions such as the Victim-Witness Unit.
- It was observed during the site visit that the traffic courtroom was on the fourth floor whereas typically it is on the ground floor, right next to detention cells due to large volume of detainees. These cells are typically smaller holding cells. While this was not brought up as an issue by the Facilities staff, this was noted as a variance from typical courthouse layouts.

The court staff provided feedback regarding the layout of few courtrooms. These issues are related to the layout of the courtroom that cannot be addressed for Stockton. There are examples and templates of good courtroom layouts in the 2020 Standard and the courtrooms for this courthouse were not designed according to standard templates and the Stockton courtrooms are in fact larger than recommended templates. Comments related to courtroom lay out include:

- Some respondents expressed opinions that the courtrooms were undersized for their typical volumes of users and the size of the jury box was inadequate.
- In Courtroom 8A, for example, the Sheriff station is in front of the court reporter and across from the jury box and the door to secure corridor (see **Figure 3**). Location of the sheriff station relative to the delayed egress door and jury box is therefore reversed from typical court rooms.



**Figure 3 Picture of reverse layout of Sherriff Station versus court reporter in Courtroom 8A**

- Other feedback provided by Judges, was the lack of access from the Clerk to the Judge's Bench as can be seen in **Figure 4**. The Clerk must walk out of the courtroom, into the secured hallway, and open the door into the Judge's Bench.



**Figure 4 View from behind Clerk Desk - access to Judge via door**

Other comments associated with the courtroom were regarding the benches in the Ceremonial Courtroom 3D which is one of the busiest courtrooms. Benches are scratched which is part of the wear and tear of a courtroom and is not indicative of the durability of the material or finish of the benches. Other feedback received for courtrooms was regarding there not being enough benches. Per the 2011 Standard, a typical spectator area can hold up to 75 people. The Ceremonial Courtroom in Stockton has spectator seating to accommodate more than 75 people.

There were several comments regarding the building entrance and security as listed below.

- Facilities mentioned how they have received complaints from the public about not being able to use stairs to go the courtroom. They must take the elevator to 2nd floor and then continue to take the stairs up. There are escalators leading from the lobby to the 2<sup>nd</sup> floor as well. This is not considered an issue that should be incorporated in future design.
- The Court staff provided feedback that the prescreening area has a high noise level. The finishes in the prescreening area are hard surfaces that promote sound reflections and reverberations. There are not enough sound absorbing panels to reduce the noise level. The 2020 Standard addresses this issue in Section 19B.2.
- Court Staff shared concerns that the metal detectors are located further into the lobby area. The location of security screening relative to the building entrance may not be sufficient to prevent a security breach from occurring within the public queuing area that precedes security screening. During the site survey, a Facilities staff member suggested, as an additional security measure, that it would be prudent to provide a means to secure the front entrance against attack on the entry glass, such as a rolling door or high-quality shutter system. These are additional security measures that the courthouse may wish to take if they feel that security is insufficient for Stockton Courthouse; however, the location of pre-screening and metal detectors is typical for all courthouses to allow for public to queue in the courthouse rather than outside.
- Some staff mentioned a desire for a separate staff entrance from the public entrance. This is a staff preference and is not permitted per the 2020 Standards due to security concerns.

In the Judge's Chamber restroom, the lighting sconce with the dark tile makes for a very dark setting. This is an aesthetic issue and not impacting maintenance, functionality, and durability of the space.

Central Holding staff reported that demand for juvenile holding on occasion exceeds capacity and requires overflow into adult holding. This is a scheduling item that should be coordinated with the Court operations.

Comments associated with the functionality and maintenance of the spaces were provided largely from the Facilities Staff during surveys, remote interviews, and the site visit. Such comments include the function of the courtroom door vision panels in a few courtrooms. Court staff blocked out the vision panels with cardboard as shown in Error! Reference source not found. for privacy. The vision panels are however required per the 2020 Standards as outlined in Section 5D.11.

Surveys mentioned that a few counters were stained and hard to clean. This item could not be corroborated through the site survey. All counters appeared clean and stain free.

Facilities mentioned that the service yard behind the courthouse is not large enough to accommodate trucks larger than standard delivery vehicles. Trucks delivering pallets block access to the vehicular sallyport and secure judges' parking. This is due to site constraints.

The exterior glazing at few Judge's Chambers were observed to be crazing. A staff member mentioned during the site survey that this may have been a result of an earthquake.

Court staff also commented on the café location and its small size. The café (shown in **Figure 5**) does not have an adjacent seating for employees and visitors and is not visible to the public and close to the seating area.



**Figure 5 Picture of Courtroom doors (Left) Picture of the cafe at Stockton Courthouse (Right)**

Multiple security concerns were brought up by court staff that have been addressed in the Electronic Security section as well but are also a result of the architectural design and layout. One concern is that the stairwell emergency door shown in **Figure 6** can be used by the public to enter the building and bypass security. This can happen when another person is exiting the building uses the stairs and leaves the door propped open to allow others to enter the building. However, an alarm will sound if the door remains open more than the allotted time for someone to exit and the video camera will also capture someone entering the building. This stair is required to exit directly to the outside per code. Another concern is the public's easy access to the Administrative and Finance/Business Services suites on the 13<sup>th</sup> floor. They can simply take the elevators up and enter through a glass door that cannot be secured. This door is alarmed and produces a sound, but that is often ignored due to frequent malfunctions. While these concerns are valid, the emergency egress doors, accessible to the public, are required by code. Public access through the 13<sup>th</sup> floor can be limited by controlling access of public to the 13<sup>th</sup> floor through elevators or adding additional security to the 13<sup>th</sup> floor.



**Figure 6 Picture of the stairwell emergency exit**

The exterior windows at the IT Department have been broken into after hours. This item could not be observed during the site visit and looks like a vandalism issue. Site security should be assessed, and

exterior cameras and coverage revisited to ensure these issues are not repeated. Doors leading from secure corridors to publicly accessible areas don't all have windows. Without the windows, people often bump into each other as they open the doors. This is also a courthouse preference item.

#### 4.2.1.2 Mechanical

Generally, occupant survey responses were positive with respect to mechanical systems; however, responses identified issues with thermal comfort, specifically in public corridors located along the east of the building on hotter days. During the site visit, no such discomfort was observed. With a glass façade on the east orientation, this type of heat gain is expected. The solar shades function well to block out the heat most of the time as shown in Figure 7 Picture of the public hallway shades **Figure 7** below.



**Figure 7 Picture of the public hallway shades**

Users also noted some thermal discomfort in the main entryway and lobby area, security control room, and jury deliberation rooms which were inspected during the site visit. Room temperatures measured in these areas were within the intended design room criteria for the space type.

During the remote interview, the facilities team was asked about the controls systems used to operate the VAV systems serving courtrooms and jury deliberation rooms due to multiple hot and cold calls identified in the service work order logs. The Facilities Operations team noted that there had been some thermostat issues which were resolved by resetting the thermostats. During this discussion, it was described that none of the thermostats have local temperature control, though it is the standard practice of the Judicial Council to not provide local adjustable setpoint control to address overall building energy efficiency goals.

Site observations of the facilities identified that occupants had modified ceiling supply air diffusers by covering portions of the diffuser outlets to adjust the airflow delivered in the Security Operations Center (01212) and Detention Control Room (B1252). Due to the dimensions of these rooms and the specialized equipment loads in these spaces, it is likely that localized hotspots from the equipment influence the measured room temperature at the thermostat which may call for additional cooling, although the occupants may be comfortable without additional cooling, resulting in the occupants potentially being over-cooled. This issue is identified as an item that needs corrective action under the Architecture discipline as issue A24 in **Section 4.2.1.1**.

Feedback from the facility management team was also generally positive. The Facilities Operations team noted that the chiller plant and boiler plant systems have generally been operating well. The following observations (discussed during the site survey) were noted as minor issues that, upon further discussion with the facilities team, are expected to be addressed through the routine maintenance of the building.

- When walking through the main lobby, the facilities team noted that the lobby exhibited temperature and pressure fluctuations as the main doors were opened, potentially impacting occupant experience in the space. Such conditions are often addressed in other building types using entrance vestibules; however, this can also be addressed by adjusting the air handling system static pressures and airflow offsets in the space through further tuning of the air handling systems as required per the 2011 Standards (section 13.B).
- Upon surveying one of the electrical rooms near the Judges Elevator, water stains were found along the wall showing evidence of past leakage as shown in **Figure 8** below. The facilities team noted this was a previously resolved issue with the fan coil unit drain getting clogged, resulting in overflow into the secondary drain pan (as intended) therefore no further action should be required other than continued monitoring of the installation during regularly scheduled maintenance of the space. Fan coil units (FCU) with bottom access for maintenance were seen at the Stockton Courthouse and are preferred by Facilities Staff over side access FCU. However, the secondary drain pans below the unit for overflow management did obstruct access to the FCU at times and did not meet the clearance requirements required for access.



**Figure 8 Photograph of the water stains in the Electrical room 08216**

#### *4.2.1.3 Plumbing*

Generally, the building occupants were positive about the building plumbing systems. There were a few comments in the surveys related to the toilet flush valve sensor not functioning properly. A review of the service work orders (SWO) showed various kinds of recurring issues related to plumbing systems that were resolved after building occupancy. Similar issues related to toilets continuously flushing or the sensor operated faucet constantly running have been since resolved.

Facilities mentioned in the interviews that a major issue related to occupant satisfaction was there was either no hot water at the faucets or users had to wait too long to get hot water. Modifications with the run times and set points of the hot water circulating pumps have improved the issues considerably. Facilities team mentioned during the remote interviews that the low-flow faucets screen in the sinks were clogged due to the debris from construction when the building was initially opened. These faucet screens were very fine and there were handover issues from construction – the faucets screens were never cleaned. There was not enough flow. Upon cleaning, the issue was resolved. This issue was a result of the schedule delays in the opening of the building which resulted in hasty handover to meet building occupancy deadline.

Other functional issues that remain challenging for the Facilities team are related to water hammer and not getting hot water fast enough at the higher levels. There are two pressure reducing valves assemblies (PRV), for the low, medium, and high zones, serving floors B1, and B2 through 13 located in the basement level B1. Adjusting the pressure at the booster for the higher zones causes water hammer in the low zone (up to the 4th floor), specifically floor 4 would cause water hammer on second and third floors and disrupt courtrooms. The changes implemented per study from Capital Engineering Consultants, such as fine tuning the pressure to 150 psi, have not completely resolved issues but improved the issues considerably. Water hammer noise was heard during the site visit as well especially at lower floors. Related to this is also a water pressure issue experienced at higher levels. Section 5 provides recommendations to ensure water hammer, water pressure and hot water issues are not repeated in future courthouse designs.

#### *4.2.1.4 Lighting*

Almost all the comments were regarding the difficulty of the lighting control system. The maintenance staff stated that parts are difficult or impossible to find. The system is not user friendly. The lighting control system is proprietary, and the service contracts are expensive. The courtroom lighting and AV system continually break down. Since the building is designed with multiple source technology, ballasts need to be installed on some fixtures. This older fluorescent technology is becoming obsolete and finding replacements will only become more difficult and expensive.

#### *4.2.1.5 Electrical*

The overall rating of the electrical system through the Building Conditions Assessment Survey by Facilities was very good. Much of the electrical feedback stemmed from providing more power receptacles for monitors, multiple desk locations, and electronics.

The electrical system of the building was reviewed during the site visit and feedback solicited from the Facilities staff. One item of concern identified was the use of an evaporative cooler to serve the main electrical room and the location of the supply air diffuser directly over electrical equipment. This is a potential safety hazard and has been discussed in Mechanical **Sections 4.2.2.2** as issue M1 and recommendations detailed in **Section 5.1.1.2**.

Another concern was potential leak at the fan coil unit serving the Electrical Room 08216. Refer to the Mechanical Sections above for description of issue and recommendations.

#### *4.2.1.6 Electronic Security*

The court staff and public had no feedback to provide on the electronic security systems. Most of the comments made in the survey were related to the security of the building and have been addressed in the Architecture section. The Facilities Team and Sheriff's staff provided detailed feedback on the electronic security system which has been summarized below.

Most of the feedback received through the survey and remote interviews was issues related to egress paths leading into secure areas. Doors separating public areas from secure areas cannot be locked as required by the California fire code due to egress restrictions. Emergency egress doors separating areas with different security levels shall have video surveillance, alarm monitoring, and local alarm sounders per 2020 Standards Section 4.H.4.b. At minimum, the doors are equipped with card readers and local alarms. Local alarms are on a 30 second timer if not shunted by a valid swipe. As a result, alarms are often going off in multiple locations in the building resulting in access control system being buried in alarms which are eventually not addressed. Local alarms are not a means of securing access to a space. A security consultant should be brought on board in the early stages of design so that egress paths do not lead into a secure area.

In the Security control room, court staff raised issues about the location of workstations and the layout of monitors. Workstations located under the security desk become an obstacle for staff to move from one monitor to another while patrolling multiple screens. Additionally, monitor quantity and sizing should consider the

number of cameras being displayed. The sheriff mentioned providing one or two large monitors for camera observation rather than several small monitors. A security consultant should be involved in the design to give recommendations on room layout.

Per feedback provided from the Facilities team, the access control system seemed to have many issues for several months immediately after the building was formally in operation. Additional software programming that was not done during commissioning was required to fix these issues. After the building opened, they also noticed that many cameras were mislabeled. When an alarm went off, the security team had incorrect camera call ups. Most of the cameras had to be relabeled to correct this issue. A review of the service work orders (SWO) since building occupancy showed that most of the security related SWO were to repair card readers. There were many issues of lack of power or reader not functioning correctly. These issues have since been resolved. Thorough commissioning and proper handover from the construction crew as well as proper training and onboarding of court staff and Facilities would have helped eliminate some of these issues.

#### *4.2.1.7 Audiovisual*

Overall AV systems in the observed courtrooms were in working order and generally met most of the users' requirements apart from the voice reinforcement systems. Although well designed, the voice reinforcement systems are not currently adjusted to provide the voice levels required, often resulting in users speaking very closely to microphones which is not conducive to microphone performance. Other feedback mentioned from court staff included:

- The public announcement (PA) system has limited places from which to make announcements.
- The survey mentioned the AV systems need to be regularly "reset". Crestron touchscreen buttons become stuck, or screens often freeze.
- There was also the mention of a shortage of handheld microphones in several courtrooms, sometimes prolonging the jury selection process.
- The IT staff have added independent sound systems so that people in the gallery can speak and be understood. Although wireless mics are included in the Standards, these mics are not secure or safe in the hands of everyone.

Various spaces of the courthouse were reviewed in detail during the site visit to follow up on the feedback received from the Facilities Staff in the remote interviews. The following sections details the findings from the evaluation of the audio-visual system.

### **Courtrooms AV**

The courtroom systems were the focus of most of the feedback received in the discovery phase. Much of this feedback pertained to an original system design problem. The designed system utilized two independent control processors to control shared video and audio processors. One Crestron control processor for each courtroom was sending conflicting messages to the shared audio and video processor, causing the system to malfunction and freeze frequently. When this occurred, two adjacent courtroom systems had to be disabled and restarted.

An independent systems AV contractor was brought in to redesign the control system, centralize the control, and eliminate the conflicts. This required twenty hours of reprogramming to attempt to remedy the conflicts. The systems are now working better, but there are still occasional issues that require both courtrooms to be disabled when a single courtroom has audio or video problems because of their shared AV processors, though conflicts between the dual control processors have been reduced so that problems are infrequent.

Other minor issues raised regarding courtrooms included:

- The video mute buttons on the Crestron control panels are intermittent and occasionally do not work. This is a maintenance item that may require debugging of the Crestron Control system programming – but it may be difficult to determine the cause due to the intermittent failure.
- When an audio conference call is complete, the user will press the “Hangup” button (see **Figure 9**). Often when this button is pressed the system does not immediately respond. This lagging button response often causes users to think that the command was not received by the system, causing them to press the button a second time which may cause the system to initiate a new call. This happens because the first button press (“Hangup”) did work, albeit after some delay, causing the second button press to re-initiate the audio conference system for a new call. In general, touch panel sensitivity and response time is problematic. This is a maintenance item that could be addressed with a small addition to the code to display an “in progress” message while the system is hanging up.



**Figure 9 - Audio Conference page of Crestron control touch panel in courtrooms**

- The microphones have individual LED lights to indicate they are “on”, but occasionally microphones will mute without this LED going off to indicate that the system has muted somewhere within the system, and there is no visible or controllable option to correct this. As a result, the IT staff then must log into the audio DSP to make corrections, though the cause is still unknown. This is a maintenance item that may require debugging of the Crestron Control system programming, but it may be difficult to determine the cause due to the intermittent failure.
- The courtrooms on the 11<sup>th</sup> floor may have an audio signal path bleed, sometimes leading to sounds being heard from adjacent rooms. This is usually caused by signal cables from both systems running in parallel for some distance causing the two cables to leak into the other. This was resolved by re-running the cabling.
- It was noted that the courtroom shades on the exterior adjacent courtrooms have a significant amount of sun leakage which can both reduce the contrast (the difference between dark and light elements of an image) and sometimes cause glare (when an adjacent light is much brighter than the primary image). This is addressed in the architecture section of this report.

## Jury Deliberation Rooms AV

The Jury Deliberation Rooms were noted to have “display issues” and problems with connectivity. Button panels were sometimes a problem. None of this was observed in person. In the rooms we inspected systems were functional. The DVD/Blu Ray player for these rooms were also located in the IDF room, effectively rendering it useless in the conference room. However, these players are obsolete, and it is not recommended to move them at this time.

## Miscellaneous AV

- Phone handsets in the holding area were noted to be too low in volume causing attorneys to have to speak loudly to be heard. This resulted in sound transmission to the adjacent booth. This was addressed in the current Standards section 8.D.7.b.
- All-building voice paging can only be done from one location, the first-floor fire command center. It was suggested that additional paging stations could be useful.
- IT staff recommended that end users be more involved in the design process. Regarding the design process, it was noted that construction delays and time constraints led to a rushed move-in, leading to initial start-up difficulties. As a result, training sessions were cancelled due to the rush to open and final as-built drawings were unavailable.
- During the site visit we saw the Grand Jury Room was outfitted with infrastructure-only but has since been outfitted with portable equipment. There didn't seem to be any complaints.

### 4.2.2 Items That Need Corrective Action

This section summarizes for each discipline, the identified issues that can either be resolved for Stockton Courthouse or items that can be considered incorporated and clearly defined in the Standards to ensure that the issues are not repeated on future courthouses **Appendix A.4** provides additional details for the identified issues in a table under each discipline. It provides a summary of the identified issue, the location of the issue and a photo to explain the issue as was observed in the site visit. The table also identifies whether the issue can be resolved for the Stockton Courthouse, and whether any Standards language addition or modification is being proposed to address the issue for future courthouses.

#### 4.2.2.1 Architecture

The following major issues were identified for the building architecture:

**A1 Crazying of the security windows at the Traffic Services counter on Level.** This is a critical issue that should be resolved for the Stockton Courthouse.

**A2 Security Operations Center Walls:** The walls of the Security Operations Center also referred to as Security Control Room are not bullet resistive, but the windows are. Sherriff mentioned concern that the walls should be fortified to secure the Security Control Room. This is a critical issue that should be resolved for the Stockton Courthouse.

**A3 Courtroom Ceiling Panels:** The ceiling panels are failing and becoming loose in several courtrooms. It is a safety hazard.

**A4 Armory door:** The Sherriff recommended the door should be hardened because it contains safes. Language can be added to the Standards to address this issue.

The following minor issues were identified for the building architecture:

**A5 Vehicular Sallyport Garage Doors:** The ground loop which allows for automated opening of the garage doors has been disabled by security at sallyport. Security officers want to secure inmates before the garage door opens for security reasons. Manual control as opposed to automatic control of garage doors is preferred. Current Standards can be revised to address this issue.

**A6 Wayfinding at the Stairwells:** The stairwells are used for emergency egress leading to the ground floor. It is unclear where the public can exit out of the stairwell and into the public area. Language can be added to the Standards to address this issue and can be resolved for Stockton Courthouse as well.

**A7 Restroom tile Finishes:** The restroom grout is a light color and has turned dark from use along the lower portion of the wall tiles and more apparent on the floor tile. Current Standards can be revised to address this issue.

**A8 Glare from counters:** During the morning, sunlight reflects off the counters creating glare throughout the space. There are no shades in this area. Current Standards can be revised to address this issue and this issue can be resolved for Stockton Courthouse as well.

**A9 Heat gain issues at east west façade:** Curtain wall at the east west façade causes extreme heat gain issues at the public hallways in front of the courtrooms during hot and sunny days. Current Standards can be revised to address this issue.

**A10 Additional Counter Space Clerk Service Counters:** More counter space for both staff and customers are needed in Jury assembly room counter at Level 12. On the staff side, space for a dual-monitor arrangement was requested for more efficient customer service. On the public side, space for customers to complete paperwork was noted. Language can be added to the Standards to address this issue.

**A11 Clerk Service counter glare:** Clerk Service counter at level 12 has glare issues. Current Standards can be revised to address this issue.

**A12 Public Hallway Finishes:** There are stains and scuffs on the white wall panels in the public hallway. Language can be added to the Standards to address this issue.

**A13 Shades are not opaque enough:** Shades in the Jury Assembly room at Level 12 are the original shades specified after VE exercise and allow light and heat gain in the rooms. It is also a challenge to darken the room to view juror orientation videos due to the amount of daylight in the room. Current Standards can be revised to address this issue.

**A14 Light wall panel finish in courtrooms:** The light wall panel finish is easily stained. Language can be added to the Standards to address this issue.

**A15 Attorney Seating in the Arraignment Courtroom:** There is no jury box in this room, but space allocated for attorneys was deemed insufficient. Extra chairs were placed for attorneys. Current Standards can be revised to address this issue.

**A16 Location of Self-Help Center:** Self-help center is on Level 1 which is a different floor than family court service. People must go back and forth. Current Standards can be revised to address this issue.

**A17 Lack of Privacy in the offices:** There is no privacy due to the glass walls. Acoustics also an issue between rooms. Per discussion with Facilities, the office walls do not go to the underside of structure due to a large duct running across the offices.

**A18 Noise in the Jury Deliberation Room:** There are complaints that sound from the restroom carries through to the deliberation room. The bathroom has a wide under cut that doesn't provide enough privacy for jurors to use the bathrooms. This issue can be resolved for Stockton Courthouse.

**A19 Original shades in the Jury Assembly Room:** These shades are not opaque enough allowing light to enter the room making viewing of the projector screen hard and leading to heat gain in the room.

**A20 Inadequate storage space for Sheriffs:** Sheriffs mentioned that space to store radios, other equipment, and gear is insufficient.

**A21 Sheriff staff locker rooms:** The lockers were reported to be over existing capacity with no room to expand, both for allocation of more lockers and installation of more showers.

**A22 Staff workstations:** Staff indicated a preference for sit-stand desks.

**A23 Security Windows Glare:** It was observed that officers had made makeshift blinds to prevent glare from the sunlight coming through the windows. Sunlight shines in from the lobby and shows silhouettes of the security personnel inside the room. This issue can be resolved for Stockton Courthouse.

**A24 Location of the ceiling register:** The ceiling register in the Security Operations center room on Level 1 blows on top of the desk and gets too cold.

**A25 Lack of windows in the control Room:** The Control Room should have windows to see out into the corridor.

**A26 Lack of counter space in B1 Control Room:** This is the control room in the holding area.

**A27 Birds Perching on the Exterior Metal Awnings:** The metal awnings over the windows do not block out the sun or rain due to the holes in them. The birds perch on awnings at times. This issue can be resolved for Stockton Courthouse.

**A28 Acoustics at Mediation Rooms:** It was reported that it is possible to hear from mediation room doors or when individuals are speaking loudly in the corridor outside of mediation rooms. Current Standards can be revised to address this issue and this issue can be resolved for Stockton Courthouse as well.

#### **4.2.2.2 Mechanical**

The following major issues were identified for the mechanical system:

**M1 Transformers / Switchgear Room- evaporative cooler:** The evaporative cooler serving room EUA03 discharges from a supply air diffuser directly above the main electrical utility equipment. Any water carryover from the evaporative cooler can spray water on live electrical components potentially damaging critical equipment. To avoid this failure scenario, the evaporative cooler is currently operated with the water spray section turned off to ensure no water is discharged directly on the electrical equipment. With the water spray section off, the cooling capacity of the evaporative cooler is limited, thus on days with high outside air temperatures, the supply air cooling capacity may be insufficient to adequately cool the electrical equipment to the required operational temperature range. This is a critical issue that should be resolved for the Stockton Courthouse. Language can be added to the Standards to address this issue.

**M3 Chiller plant functionality / redundancy:** Building operation is significantly limited when a chiller is non-operational for multiple days. Previously when CH-2 was non-operational, the ice storage system could not fully recharge after one discharge cycle. Language can be added to the Standards to address this issue.

The following minor issues were identified for the mechanical system:

**M2 Exhaust fans in Mail Processing Distribution:** Two exhaust fans serving the Loading/Receiving are exposed to the occupants in the Mail Processing Distribution Room(01822). The bare equipment results in noise disturbance to the occupants in the space. This issue can be resolved for Stockton Courthouse.

**M4 Air-cooled food service equipment in Food Concession:** The Food Concession (01801) space has air-cooled equipment (ice machine, refrigerator, etc.) that are operational during the night. The building AHU that serves this space is likely turned off during the night resulting in the air-cooled equipment heating up the space until the following day when the building AHU is turned on. The food service equipment has no provisions for 24/7 cooling (specifically nighttime cooling). Language can be added to the Standards and other sections revised to address this issue. This issue can be resolved for Stockton Courthouse as well.

**M5 Louvers in AHU Mechanical Rooms not consistently blanked off:** Louvers in west AHU Mechanical Rooms are not consistently blanked off to minimize dirt/dust ingress. Dirt/dust in many of the west AHU mechanical rooms are causing the in-room smoke detectors to give false alarms due to the smoke detectors mistaking the dust for smoke. Current Standards can be revised to address this issue. This issue can be resolved for Stockton Courthouse.

**M6 Elevation of combustion air louvers in Pump Room:** Gas fired domestic hot water heaters are in Pump Room B2304. Per California Mechanical Code, combustion equipment requires openings to the outdoors at a specific elevation and size to ensure there is adequate air intake for the combustion process. The high and low louvers located in the wall did not appear to meet California Mechanical Code requirements (2013 CMC 701.6.1, 2013 CPC 506.4.1) in terms of elevation, with the high louver commencing within 12” from the top of the room and commencing within 12” from the bottom of the room. Language can be added to the Standards to address this issue. This issue can be resolved for Stockton Courthouse.

**M7 AHU components for resilience during wildfires:** During wildfire season, building occupants can smell smoke within the building which results in multiple service calls. As fresh air is introduced into the building via the AHUs, any smoke odors that migrate to the courthouse will be drawn into the AHUs and distributed throughout the building. Current Standards can be revised to address this issue. This issue can be resolved for Stockton Courthouse.

#### **4.2.2.3 Plumbing**

The following minor issues were identified for the plumbing system:

**P1 Cooling Tower drain & ramp rainwater:** During rain, the rainwater flows down the Lower Level access ramp to the Cooling Tower drain in the DHW Boiler Room on Lower Level. The Plumbing code does not allow rainwater spillage into the sanitary sewer drain. It needs a separate trench drain. Photo shows the collective drain for cooling tower as well as the rainwater. During a rainfall event, rain from the ramp drains into the room since it is at a lower grade than the parking. Language can be added to the Standards to address this issue. This issue can be resolved for Stockton Courthouse.

**P2 Water hammer issues:** Heard water hammer when men's restroom was being used but not in women's restroom and multiple times while standing in the elevator area during the site visit. Did not hear water hammer issue on the upper floors. Current Standards can be revised to address this issue.

**P3 Two floor sinks (drains) in common connecting room to group of 6 holding cells:** Having a common drain can be a maintenance issue if one holding cell is flooding since the flooded sewer will be flowing through the other cells and drained into the provided floor drains. This may require clearing of the inmates from other cells for repairing. Language can be added to the Standards to address this issue.

**P4 Not getting hot water fast enough in some zones:** Recirculating pump for the high zone and other zones has set points that have been modified. The circulating pump for high zone runs on a temperature set at 100 F which has minimized the time it takes for hot water to reach portions of building that have reported to take a long time. The pumps are neither running 24/7 nor on a timer but are primarily controlled by the temperature setpoint. Current Standards can be revised to address this issue.

**P5 Water pressure issues at higher levels:** Facilities has experimented with pressure at 150 psi on high zone PRV to resolve the pressure issues of water at cooling towers. 3 DHW Boilers are serving each zone –low, mid, and high. At 150 psi the expansion valve pops, causing issues with the cooling tower. 148 psi seems to work best and has resolved the issue to an extent. Current Standards can be revised to address this issue.

#### *4.2.2.4 Lighting*

The following minor issues were identified for the lighting system:

**L1 Underlit MDF room:** 18 footcandles were measured at the horizontal floor work plane. These spaces should have a higher light level closer to 50 fc. Language can be added to the Standards to address this issue.

**L2 Underlit mailroom:** (2) lights not working. 17 footcandles were measured at the horizontal counter work plane. These measurements show that the room is too dim for an office space and should be closer to 40 fc. Language can be added to the Standards to address this issue. This issue can be resolved for Stockton Courthouse as well.

**L3 Lights not consistently controlled:** Some lights located in the atrium dimmed (Floor 3) other floors not dimmed (Floor 2) Lights are not consistently controlled. Language can be added to the Standards to address this issue. This issue can be resolved for Stockton Courthouse as well.

**L4 Faulty Lighting Control System:** Lighting controls (occupancy sensors and photo sensors) not working properly. This is typical in offices and break room spaces. Lights were on even though room was unoccupied.

#### *4.2.2.5 Electrical*

The following minor issues were identified for the electrical system:

**E1 Receptacles are needed on the walls for monitors** at B1252 DC, Holding Control Room, Level B1. Language can be added to the Standards to address this issue.

**E2 Lack of receptacles for jurors in assembly room** at 12502 Jury Assembly Room, Level 12. Language can be added to the Standards to address this issue.

#### *4.2.2.6 Electronic Security*

The following minor issues were identified for the building electronic security system:

**S1 Incorrect installation of card readers:** Judge's door and clerk/witness stand door have card readers installed on the wrong side of door in all courtrooms. There is no access control permitting someone in the courtroom from entering the secure corridor through the judge's door and the clerk/witness door. Currently, there is a card reader to enter courtroom, but reader should be place on courtroom side to enter secure corridor. This issue can be resolved for the Stockton Courthouse.

**S2 Location of parking garage cameras:** Based on the site visit, parking garage cameras were mounted on walls which leads to camera view being obstructed by cars. This issue can be resolved for Stockton Courthouse as well.

**S3 Location of help point intercoms/duress buttons:** Cars also obstruct the coverage of the duress buttons located throughout the parking garage. These were hard to find as they were located on columns hidden by parked cars. This issue can be resolved for Stockton Courthouse as well.

#### *4.2.2.7 Audiovisual*

The following minor issues were identified for the building audiovisual system:

**AV1 Non- standard microphone inputs in the Training Room:** Microphone jacks that are installed in floor boxes are 6 pin XLR-F receptacles which require adapters to Standard 3 pin microphones. The 6 pin may have been installed to support microphones with mute switches like those in the courtrooms, but this type of switched microphone is not necessary in these rooms. This issue can be resolved for Stockton Courthouse.

**AV2 Ceiling mounted racks in training rooms:** The AV equipment in this room at Level 11 is mounted in a ceiling "rack". This rack has no ceiling tile, so the equipment is exposed. It is difficult to troubleshoot and repair in the current location. This issue can be resolved for Stockton Courthouse.

**AV3 Audio reinforcement settings / levels in courtrooms:** Audio levels and mix-minus settings are not optimal causing users to have to get too close to the microphones, sometimes causing microphone distortion. Those in the room should be able to hear and understand without the speakers having to get extremely close to the microphones. Current Standards can be revised to address this issue. This issue can be resolved for Stockton Courthouse.

**AV4 Interpreter booth (Level 11):** Currently, interpreters are expected to be in the audience or in the witness stand possibly causing a disruption and making it difficult for interpreters to focus. Language can be added to the Standards to address this issue. This issue can be resolved for Stockton Courthouse.

**AV5 Arraignment docks voice reinforcement in multiple courtrooms:** The docks are outfitted with loudspeakers and microphones per the 2020 Standards; however, the windows were modified to be partially open causing the dock microphones to feedback into the courtroom. In addition, the microphone is ceiling mounted in an acoustically difficult room which makes them ineffective. This issue can be resolved for Stockton Courthouse.

**AV6 Wall washer lighting on projection screens:** Wall washers installed to light the front wall also illuminate the screen which reduces image contrast in Training room. Although the lighting system is programmable, there is no preset that turns these lights off - except for all-OFF which is too dark for normal room use. Language can be added to the Standards to address this issue. This issue can be resolved for Stockton Courthouse.

**AV7 Lack of acoustic isolation:** In the offices, attorney interview rooms in the courtrooms, and holding areas, complaints have been made about the room-to-room acoustical isolation between these booths. Despite the heavy walls - there seems to be inadequate isolation above the ceilings of the room. Perforated metal ceilings and partial height partitions between the rooms and offices appears to be allowing sound to travel above the walls and into the next booth/office.

**AV8 Too much ambient light for Jury Assembly Room projector:** The projection screen in the northern room of the Jury Assembly Lounge is nearly unusable due to it being installed directly in front of a west facing

window. The backlight causes significant glare, and the ambient light reduces content contrast. This issue can be resolved for Stockton Courthouse.

**AV9 Video Conference Systems (in Courtrooms):** There was evidence that in some cases the courtrooms could employ video conferencing. Although some mention of this is in the current 2020 Standards, it is not comprehensively addressed with current post-covid technologies that have become common (e.g., Zoom). Language can be added to the Standards to address this issue.

**AV10 Video Conference Systems (Judicial and Executive Conference Room):** Judicial and Executive Conferences could employ video conferencing. Room videoconference needs be updated to incorporate a more familiar type of web conferencing such as Zoom. Language can be added to the Standards to address this issue.

### 4.3 Documentation of Changes in Building Architecture

This section documents the changes in the building systems since the building was occupied. These were changes that the POE Consultant team observed during the site visit when comparing with as-builts and were also documented from feedback from the Facilities Team. These changes can be tied to value engineering design decisions, a general operation and maintenance item or the direct result of a design deficiency.

#### 4.3.1 Architecture

The following table summarizes the notable changes in the architecture that were implemented after building operation commenced.

**Table 1 Changes in Building Architecture since Building Occupancy**

Room Name / Space Type	Floor	Finding / Observation	Reason for Change
Public Hallways	8	Due to east facing curtain walls, the public hallways and lobby became hotter than other areas of the building. Shades were added after occupancy to help minimize the sunlight and solar heat gain. Additional funding was provided to add shades on Levels 5-11.	The shades were added back in after being Value engineered out. Ultimately, they were added to address cooling load deficiencies.
Judges' chambers	8	The original shades specified for the project were lighter and allowed substantial light to filter through. Additional funding was provided to update shades in all spaces to the opaquer ones except in Jury Deliberation rooms, after occupancy. This helped minimize heat gain as well as block out light more.	The shades were replaced as the material of the original shades specified was not adequate to block light and minimize heat gain.
02301, Storage Space	2	This room was originally an Open Team Area 02301 but was converted to a storage room. The use of the room was changed most likely from the need for more storage space but there was still the need for internal team meeting spaces.	Courthouse transformed this room to storage room to address their needs for additional storage.

3C Courtroom Arraignment	3	Communication between the Dock and the Courtroom was difficult due to the height of the glass. The glass height was changed to about 4'-0" after occupancy. See <b>Figure 10</b> to see the new glass height.	The glass height was raised to address acoustic issue after occupancy.
Courtroom 3D ceremonial	3	Due to the layout of this courtroom with the dual jury box, and audience seating, monitors added in due to line-of-sight issues for public since the projector screen was only visible to the jury box. See <b>Figure 10</b> to see the monitors added. The line of sight in the courtroom should have been considered during design.	Monitors were added due to line-of-sight issues since projector screen was only visible to the jury box but not the court audience.
Jury assembly room	12	Facilities mentioned that the carpet was a lighter shade and was changed out. The lighter carpet shade allows dirt and stains to be more visible than a darker shade.	Lighter carpets are harder to maintain.
Central In-Custody Holding	B1	The Prebooking room is also used as a breakroom. The space was intended as a holding cell. A breakroom on Level B1 should have been considered during design.	This change was a result of courthouse preference. Staff uses rooms to address the shortage of breakrooms.
Courtrooms	Varies	The main doors leading into the courtroom have vision panels which offer no privacy. In some courtrooms these have been blocked with cardboard. Per the 2011 Standards, the doors leading into the courtroom shall be with glass. These doors are installed per standard.	This change was a result of courthouse preference.



**Figure 10 Arraignment Courtroom 3C Glass Divider (left) and Ceremonial Courtroom 3D room-line of sight issues (right)**

### 4.3.2 Mechanical

The following table summarizes the notable changes in the mechanical system that were implemented after building operations commenced. The first listed post occupancy mechanical system change was a maintenance

issue that was addressed while tending to other maintenance needs in specific AHU rooms. The second listed post occupancy system change was to correct a value engineering decision, where the VE item was added back.

**Table 2 Changes in Mechanical System since Building Occupancy**

Room Name / Space Type	Floor	Finding / Observation	Reason for change
AHU Room 430	4	Significant portions of inactive louver are blanked off to minimize ingress of dirt. This change has been implemented on a few AHU rooms on certain floors.	This was a maintenance issue that was addressed while tending to other maintenance needs in specific AHU rooms.
Public Hallway (typ.)	L3-11	A baffle element was installed to improve the performance of the Active Chilled Beams (ACB) along the perimeter. Remote facility team interviews noted that this had little impact on the performance, though the addition of curtains (shading) have mostly resolved the ACBs being able to provide the necessary cooling capacity	This change was to correct a value engineering decision, where the VE item was added back

#### 4.3.3 Plumbing

The following table summarizes the changes in the building plumbing system since occupancy.

**Table 3 Changes in Plumbing System since Building Occupancy**

Room Name / Space Type	Floor	Site Visit Observation	Reason for change
Pump room	B2	Original expansion tank was severely undersized. Replacing the tank with 3 times its size has improved hot water issues but not completely resolved them.	This change was due to a design issue since the original expansion (Hydropneumatics) tank was undersized.
Pump room	B2	Replace the BACnet integration card for the booster pump package to allow monitoring and trending of the domestic water pressure system in the building BMS (Building Management System) and correct programming for lead pump status.	This change is a maintenance item to improve maintainability and control of the booster pump through the BMS system.
Pump room	B2	The recommendations from the Capital Engineering Consultant were confirmed to be implemented by Facilities. This included changes the booster pump discharge pressure set point which was increased to 150-160 psi to allow additional pressure delivery to the upper zone.	This change was implemented to address a design issue to address water pressure issues so that make up water can reach the cooling tower on the roof.

#### 4.3.4 Lighting

The following table summarizes the notable changes in the lighting system that were implemented after building operation commenced. Lack of proper coordination during the construction document and commissioning phases led to a lighting system that never worked properly when the building was completed.

**Table 4 Changes in Lighting System since Building Occupancy**

Room Name / Space Type	Floor	Finding / Observation	Reason for Change
Loading Dock and Restrooms		Occupancy Sensors were not working properly or installed in incorrect location. These were relocated and installed correctly.	Design Deficiency
Courtrooms	5,6,7,8	Lighting keypad (controls) did not operate the light fixtures correctly. Dali panels located in electrical closets were put into override mode to be able to work.	Design Deficiency
Courtrooms	All	In the original design of the courtrooms, lighting controls were integrated with AV at the keypad which did not work properly. The override function was used to control the lights properly and failed when tried to be integrated again. After construction the systems were separated.	Design Deficiency

#### 4.3.5 Electrical

The following table summarizes the notable changes in the electrical system that were implemented after building operation commenced.

**Table 5 Changes in Electrical System since Building Occupancy**

Room Name / Space Type	Floor	Finding / Observation	Reason for change
04506, AV/IDF	4	Sine wave UPSs were installed to prevent electronics from turning off and resetting during generator monthly testing. UPSs are sized for 20 minutes.	UPSs are indicated to be provided in 2011 Standards and were not indicated as a VE item; hence we assume it was a design miss.
B1849, Sally Port	B1	Inground loops for garage doors at sally port have been disabled by security. Security officers want to secure inmates prior to garage door opening. Manual and not automatic control of garage doors would be preferred.	In-ground loops are not preferred by this courthouse. Stockton Courthouse users prefer manual only control of garage doors. Potential cost savings to project to not install in-ground loops at Sally port.

B1849, Sally Port	B1	Portable metal detector was added in anteroom before sallyport. Detector requires in floor receptacles to power.	Power for in floor detector was provided at design. Portable detector is preferred by Stockton Courthouse.
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#### 4.3.6 Electronic Security

The following table summarizes the notable changes in the electronic security system that were implemented after building operation commenced.

**Table 6 Changes in Electronic Security System since Building Occupancy**

Room Name / Space Type	Floor	Finding / Observation	Reason for Change
B1 North Bus Ramp, Vehicle Sally Port, Front entrance	1	Cameras were added in B1 North Bus Ramp, Vehicle Sally Port, Front entrance	Cameras were added in areas due to blind spots overlooked during design.

#### 4.3.7 Audiovisual

The following **Table 7** summarizes the notable changes in the audiovisual system that were implemented after building operations commenced.

**Table 7 Changes in Audio-visual System since Building Occupancy**

Room Name / Space Type	Floor	Finding / Observation	Reason for Change
08222, Courtroom 8A	8	Approximately \$30k was spent to correct issues with multiple Crestron controllers that were causing system errors. The issues were corrected by integrators CVCS (Courtroom Video Conferencing Services) who installed and programmed the system changes.	This was caused by a flawed original design.
08222, Courtroom 8A	8	A permanently mounted microphone was provided for the Witness Stand in the original installation, but the users have found that it is not loud enough, so they have replaced it with a second portable gooseneck microphone. Low system audio levels are an issue.	This is likely a commissioning deficiency or, less likely, a maintenance issue.

08222, Courtroom 8A	8	A stand-alone audio system was added so that the court reporter can hear conversations during bench approaches (sidebars). This system is a simple microphone on the judge's desk that transmits the local audio (conversations) to a set of headphones for the court reporter. This functionality may be included in the existing system, but the operator was not aware of this functionality and was not using the feature. Testing may be required for the built-in system use.	This is a maintenance / usage issue because it appears that the built-in Sidebar feature may work – but it may be too complex or not adjusted properly leading to a sub-system replacement.
02903, Break room 202D	2	The break room TV has a post-installation TV antenna attached. In several locations there are systems that connect to a cable TV distribution system, but the IT Staff has added several off-air antennas, including a wall-mounted antenna in the Staff Lounge.	Where there are cable TV connections available, this may be a maintenance issue since the original cable TV system was probably delivered in working order but appears to be performing poorly today. Where users had a need for TV viewing where there is no cable TV connection, it may be considered a design deficiency or a program adaptation.
All Floors	1	The informational displays that show courtroom schedules are distributed throughout the building originally had PCs mounted behind them making maintenance difficult. The IT staff has since moved all these PCs to the nearest IDF/AV rooms and made them remote. They are working well and are now much easier to observe and maintain.	The original design was difficult to maintain.

#### 4.4 Cost Reduction Items and Their Impact

Cost reduction decisions that were value engineered out of the original design are discussed per discipline and their negative impacts in terms of functionality, operations and maintenance, durability and additional money spent to fix the issue are discussed in this section. Value engineering logs, commissioning report review and interviews with Facilities Operations Staff provided the team with the background on how certain decisions were made through the design and construction and how the staff had to resolve the impact associated with the decisions. Some of the identified issues are a direct result of these value engineering decisions. Other disciplines didn't have any value engineering decisions made during design.

##### 4.4.1 Architecture

Select cameras were removed from the Basement holding cells per discussion with the JCC. PCO 490 notes the selected cameras in the basement cells and all cells in the upper holding cells were eliminated as part of the Value Engineering. The cost associated with this removal was \$107,100. Sheriffs provided feedback that cameras in corridors did not provide visibility of the cells, and desired to have more cameras in the cells.

The Commissioning Report noted, the building system was designed for high performance, with high insulation values exceeding Title 24. The original design included exterior sunshades and automated window covering

systems that tied into the lighting controls and mechanical systems such as active chilled beams. Due to the east facing curtain walls, there is extreme heat gain along the Waiting/Queuing areas and the Public Hall in front of the courtrooms. The temperature in the Public Hall was up to 93 degrees. The service work orders (SWO 1651501), made after building occupancy, show that the courthouse received Capital funding to replace shades and add shades. The cost associated with the installation was \$528,693. 700 shades with performance bands were installed on floors 5-11 to help with the cooling design deficiency.

#### 4.4.2 Mechanical

Project value engineering logs identified the removal of heating coils located within specific AHUs (PCO #8 / CO # 7); the performance impact of this change was minimal however, as the AHU heating coils were designed for a small amount of heating capacity that was able to be provided by the zonal systems (VAVs, ACBs, etc.), and the overall cost savings was \$119,877.

Another cost reduction as noted in Cx report document CxDR04, item #1, was the elimination of spare chillers as part of value engineering. The impact of this change is significant as the cooling contributed by ice storage is only available for one full discharge cycle. After the ice storage is fully discharged, it must be recharged during the evening. In the event the 400-ton chiller is non-operational for more than a single ice discharge cycle, the 163-ton chiller is only able to provide roughly 20% of the peak design cooling capacity, and as nighttime cooling loads in electrical and IDF rooms will require a portion of the cooling generated by the 163-ton chiller, it is unable to fully recharge the ice storage for the next day to satisfy the minimum required 50% standby cooling capacity. In the event the 163-ton chiller is non-operational for more than a single ice discharge cycle, the remaining 400-ton chiller will not be able to satisfy both the nighttime CHW loads and fully charge the ice storage system, limiting the available CHW system capacity to 50% for subsequent days. Per discussions with the Facilities team, this lack of redundancy has impacted the building a few times when the 400-ton chiller was down.

#### 4.4.3 Plumbing

There were no significant value engineering or cost reduction items related to plumbing systems during the design of the courthouse.

#### 4.4.4 Lighting

All the PCOs related to lighting are additional costs - the largest being PCO #200 and #650. PCO #200 was for additional FAA regulated lights and circuiting as the A/E acknowledged lack of FAA design experience on their team. Requirements/guidelines for lighting at helipad should be addressed in compliance. The total amount for the purchase order was close to \$100K. Although, this was not a VE item that caused the building to fail, it does add to the overall load and performance of the building. PCO #650 was for \$339K for adding a substantial number of light fixtures and circuits due to rooms being underlit and not meeting code requirements. Again, this is not a VE item but a significant cost to the owner that could have been avoided if a proper lighting photometric was provided during design to confirm criteria was met.

Most of the issues are tied to the failure of the design and commissioning of the lighting control system and not a result of value engineering exercise. The commissioning report states that "time-clock was supposed to be by BMS integration. Revised to be done by lighting control panels." Through this statement and other missing elements in the lighting control specifications and documentation, the main backbone of the lighting control system was not properly designed and installed.

#### 4.4.5 Electrical

There were no value engineering or cost reduction decisions made during the design of the building electrical system.

#### 4.4.6 Electronic Security

Cameras in the basement cells and all cells in the upper holding cells were eliminated as a VE item. Sheriff staff provided feedback that when a detainee hits the intercom in their cell, there is no camera to give visibility of what is occurring in the cell. The camera in the corridor is used which does not give visibility of the cell. Once the intercom is called, there is no way of determining the situation occurring or the need of urgency. Sheriff court staff desire more cameras.

A review of the purchase order log during construction of the facility showed that JCC requested that the quantity of cameras be reduced in the basement cells and upper holding floors. Most cameras were eliminated. From PCO document: “This PCO covers the deletion of security cameras at selected cell locations. The contract drawings show that the cameras removed were in cells in the basement and upper holding floors. Based on discussions with the JCC, they requested that the quantity of cameras be reduced. RFI 1576 directed the removal of select cameras in the basement cells and all cells in the upper holding cells were eliminated. Reason: Value Engineering. Total \$107,100”.

#### 4.4.7 Audiovisual

There were no value engineering or cost reduction decisions made for audio visual systems per the value engineering logs for the courthouse.

## 5. Recommendations

This section summarizes recommendations for each discipline for the issues that were identified in **Section 4.2.2 Items that needed corrective action**. The recommendations are broken down into two categories; recommendations to resolve issues for Stockton Courthouse issues and, recommendations for future courthouse design using the lessons learned and issues identified for Stockton.

### 5.1 Recommendations for Stockton Courthouse

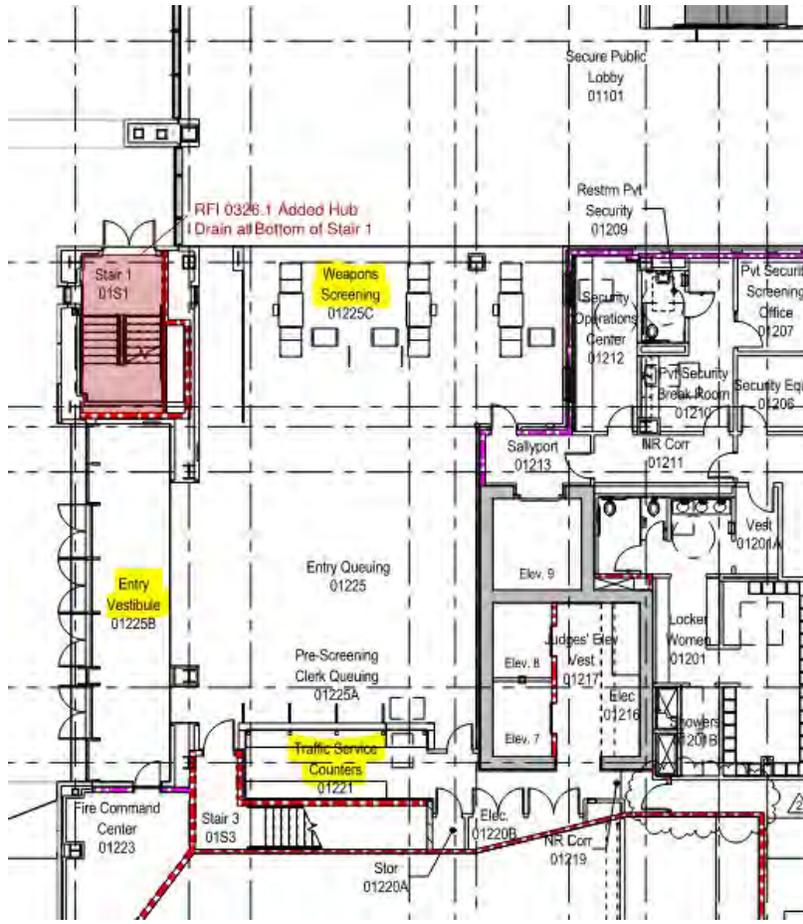
While the goal of the post occupancy evaluation is to provide program wide recommendations, the POE Consultant team has also identified steps to resolve Stockton Courthouse issues. These are broken down into two categories: major and minor issues. Major issues identified are either facility modifications items for the Courthouse they should prioritize addressing or are a recurring issue that needs to be addressed. For a few major issues, an estimate of the cost required to resolve the issue has also been identified. Resolutions to minor issues is also provided however a cost estimate is not provided for these types of issues. These issues can be broadly classified as regular maintenance items that Facilities Operations team can resolve.

#### 5.1.1 Major Issues

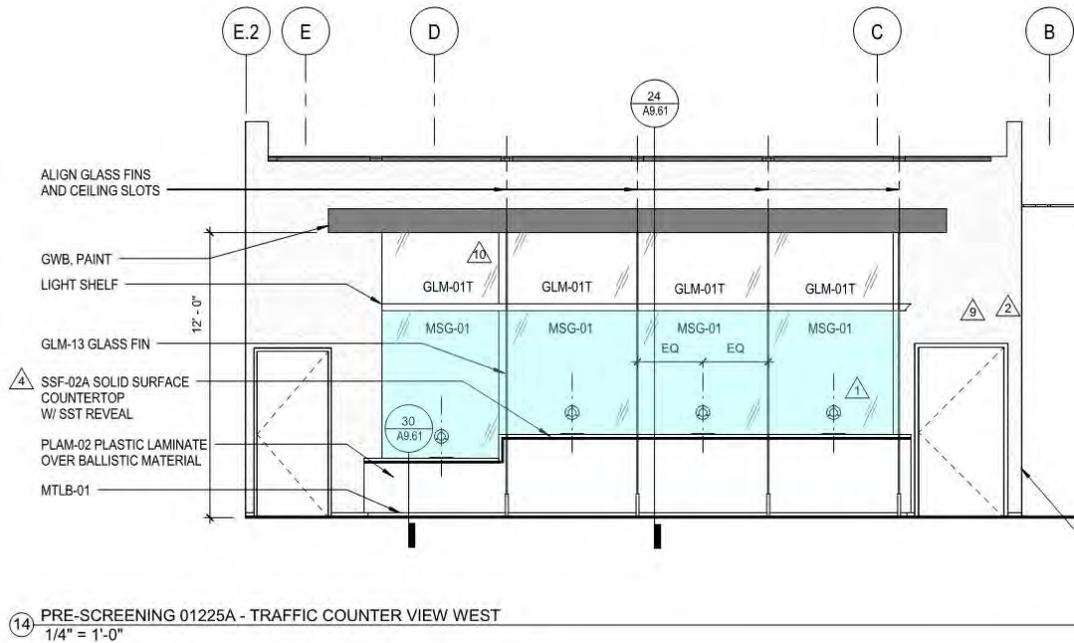
##### 5.1.1.1 Architecture

##### A1 Crazying at the Security Windows

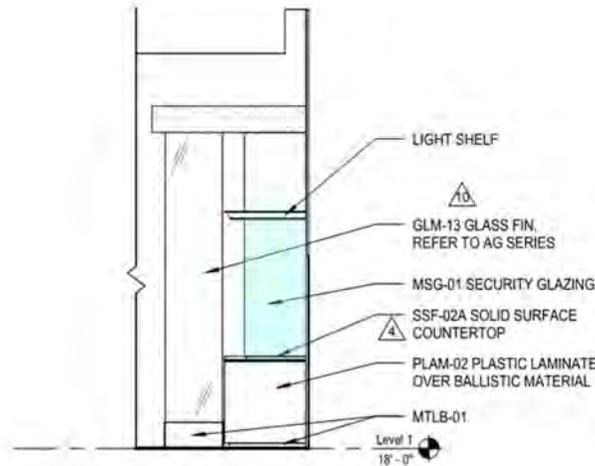
**Recommended Solution:** Replace security glazing with new bullet resistant Level 1 type glazing, remove and replace plastic laminate panels, and remove/replace and paint gypsum board. **Figure 11** shows the location of the Traffic Counter. **Figure 12** and **Figure 13** show the details of the Pre-screening area and Traffic service counter. The glazing to be replaced is shown with blue fill.



**Figure 11 Partial floor plan of ground floor showing location of Traffic Services Counters with respect to the Entry Vestibule and Weapons Screening.**



**Figure 12 Detail 14 Showing Section of the Pre-Screening Area**



20 TRAFFIC SERVICE COUNTER 01221 SOUTH  
1/4" = 1'-0"

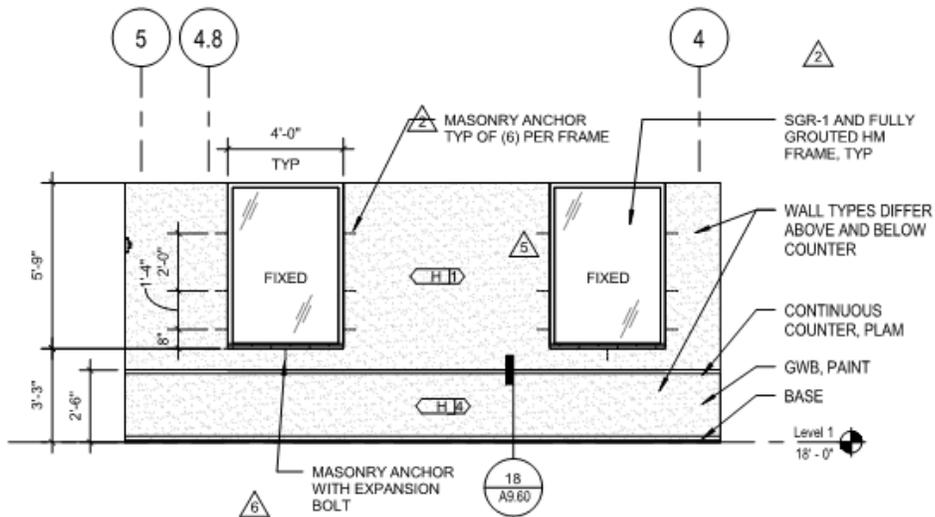
Figure 13 Detail 20 showing Section of the Traffic Service Counter

**Cost Estimate:** The estimated costs of implementing this resolution were ~\$112,481.

### A2 Security Operations Center Walls

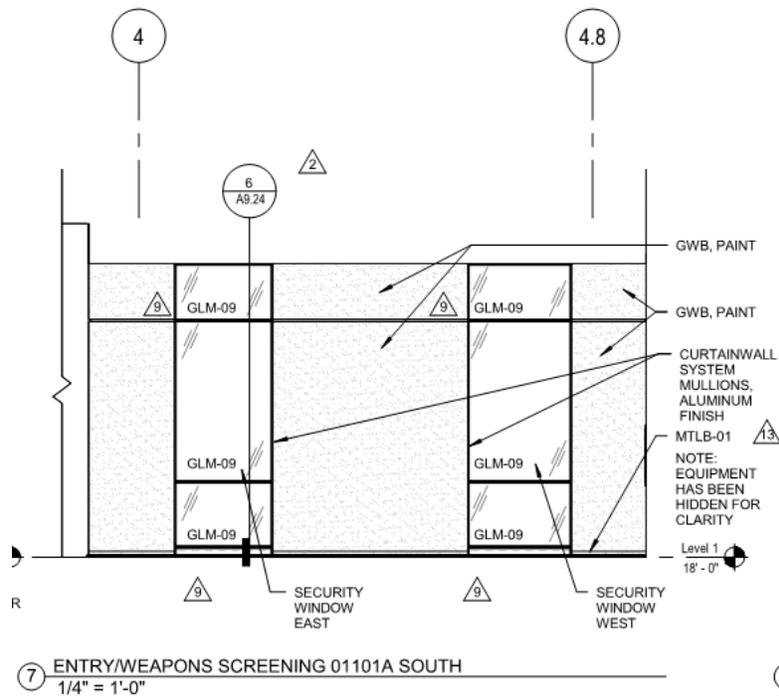
**Recommended Solution:** Provide bullet-resistive wall panels. Starch oil woven ballistic-grade fiberglass panels to match the ballistic rating of the glazing at the opening above and below the bullet resistive window.

Figure 14 and Figure 15 show the details of the walls and a section of the Security Operations center.



29 SECURITY OPERATIONS CENTER 01212  
1/4" = 1'-0"

Figure 14 Wall detail of the Security Operations Center

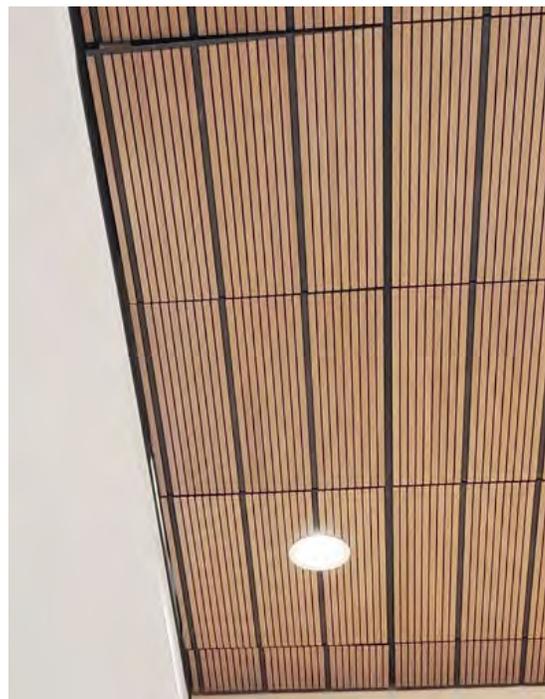
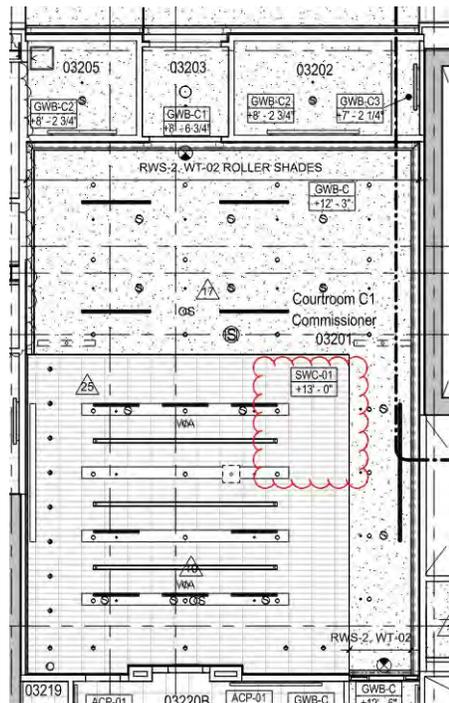


**Figure 15 Section of the Security Operations Center**

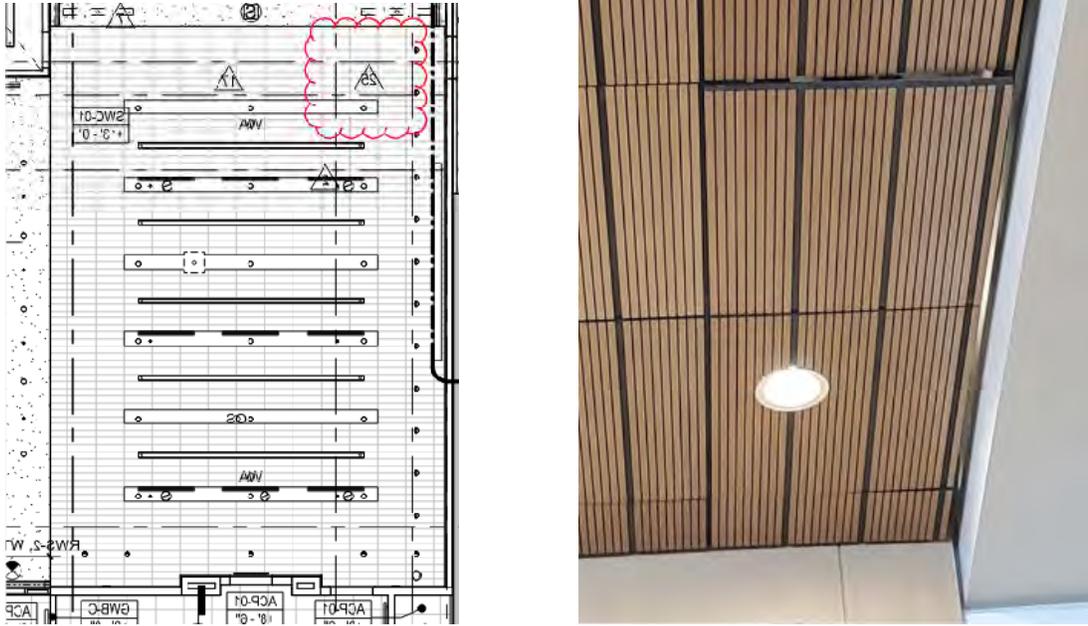
**Cost Estimate:** The estimated costs of implementing this resolution are ~\$65,003.

**A3 Courtroom Ceiling Panels**

**Recommended Solution:** The loose ceiling panels should be reinstalled or may need to be replaced for safety. Based on the site survey, loose ceiling panels were found in the Level 3 Arraignment Courtroom 3C and Ceremonial Courtroom 3D. See **Figure 16 & Figure 17** Figure 19 for location on floor plans and photos.



**Figure 16 Arraignment Courtroom 3C Floor plan and Ceiling photo**



**Figure 17 Ceremonial Courtroom 3D and Ceiling photo**

**Cost Estimate:** The estimated costs of implementing this resolution are ~\$19,978.

### 5.1.1.2 Mechanical

Through the site survey and discussion during consensus meeting, the following issues were identified as critical issues that were deemed to require corrective action for the Stockton Courthouse.

#### **M1 Transformers / Switchgear Room- Evaporative cooler**

**Recommended Solution:** In order to operate the evaporative cooler as originally intended, it is recommended to reroute the supply diffuser location in the Transformers/Switchgear Room to ensure that even if any moisture is carried over through the supply air, no critical electrical equipment is below the discharge location that can be damaged by water. The following modifications are recommended and illustrated through **Figure 18**:

- Relocate the existing supply air outlet at the roof of the Transformers/Switchgear room by providing additional ductwork at the roof level to tap off the existing evaporative cooler supply section and shift the supply penetration to not be located above electrical equipment.
- Field modification of existing systems includes capping off the existing supply air, blanking off the supply connection in the evaporative cooler to ensure no low points are created that will collect water, and modifying the existing mechanical screen to conceal the evaporative cooler.

**Cost estimate:** The estimated costs of implementing this resolution were ~\$118,494.

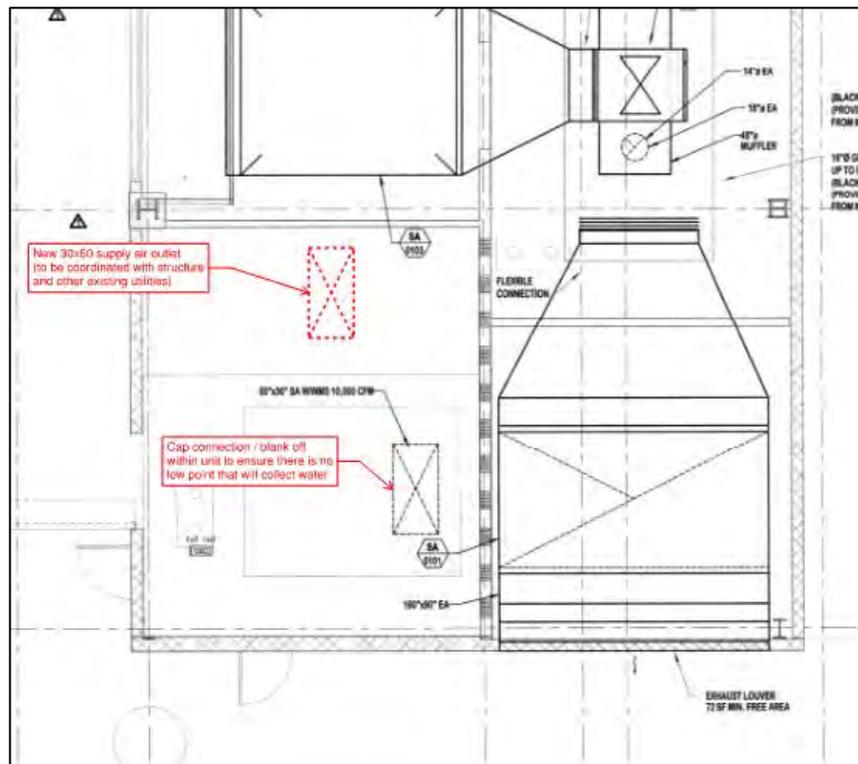
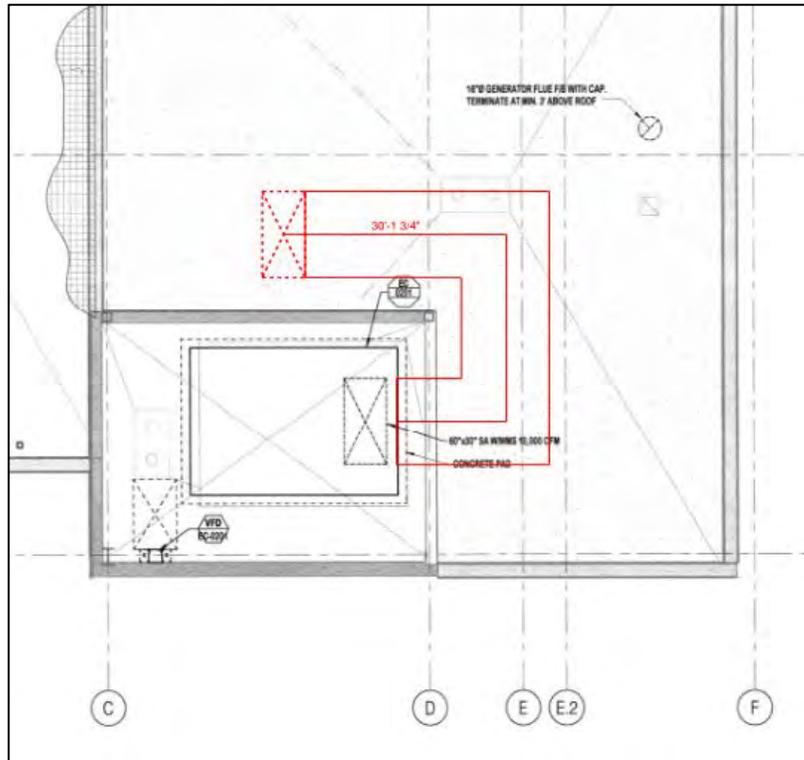
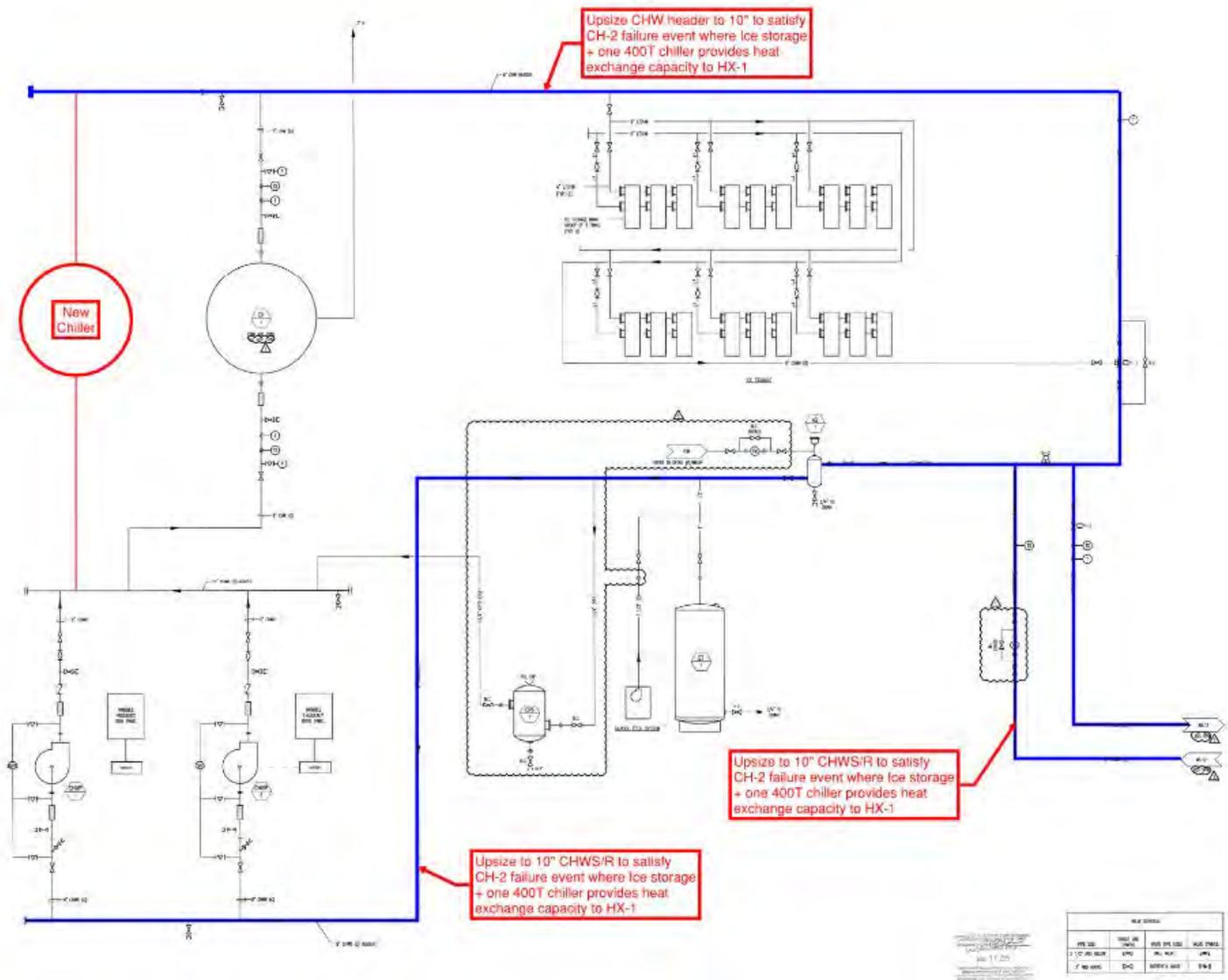


Figure 18 Transformers/Switchgear Room Roof and L1 plans

**M3 Chiller plant functionality/redundancy:**

**Recommended Solution:** To achieve a minimum 50% of peak load capacity per chiller and comply with the 2011 Standards, the following is proposed (also illustrated in **Figure 19**):

- Addition of a 400-ton chiller matching the existing CH-1 (ice charging capability) piped in parallel with existing CH-1 with housekeeping pad and vibration isolation.
- Provide 8” chilled water and 8” condenser water piping and piping accessories to connect the new 400-ton ice charging chiller to the existing CHW and CW piping systems.
- Upsize the 8” CHW header to 10” CHW header per the image below.



**Figure 19 Proposed modifications to accommodate the addition of chiller**

**Cost estimate:** The estimated costs of implementing this resolution were ~\$1,693,690.

### 5.1.1.3 Lighting

#### **L4 Faulty Lighting Control System**

**Recommended Solution:** To correct the existing lighting control system, a thorough analysis is recommended of the Crestron system. It is important to understand exactly what was installed for the main backbone of the system. By deciphering the system components, a streamlined solution can be provided that allows the fixtures to operate/dim properly. It would also result in better energy savings. Contact: Kore Controls 949.508.0585. Kore is the local Crestron Representative. We discussed the issues with Crestron and understand that an on-site analysis by Crestron is recommended to troubleshoot the issues. It is important to confirm whether the issues are related to hardware or software. Due to the older system installed, upgrades will likely be necessary and reviewing how it integrates with the BMS.

## 5.1.2 Minor Issues

### 5.1.2.1 Architecture

#### **A6 Wayfinding at the Stairwells**

**Recommended Solution:** Provide additional wayfinding signs in the stairwell to inform the public of the departments and courtrooms on the different levels.

#### **A8 Glare from counters & A11 Clerk Service counter glare**

**Recommended Solution:** Provide window shade to mitigate the amount of sunlight and glare in the area.

#### **A18 Noise in the Jury Deliberation bathroom**

**Recommended Solution:** We recommend adding drop-bottom gaskets, and threshold with integral gasketing.

#### **A23 Security Windows Glare**

**Recommended Solution:** We recommend installing shades to prevent glare from the sunlight coming through the windows. The installation of shades may help reduce the visibility of the officer's silhouette through the windows.

#### **A27 Birds Perching on the Exterior Metal Awnings**

**Recommended Solution:** We recommend installing bird control, i.e., electronic bird repellers, spikes, or netting to the existing exterior awnings.

#### **A28 Acoustics at Mediation Rooms**

**Recommended Solution:** We recommend adding drop-bottom gaskets, and threshold with integral gasketing.

### 5.1.2.2 Mechanical

Several issues noted during the site survey that were minor and are likely to be resolved through the Facilities Operations team include the following:

#### **M2 Exhaust fans in Mail Processing Distribution:**

**Recommended Solution:** To reduce the bare fan noise in the space, the two exhaust fans can be encapsulated in acoustic mass vinyl blanket or gypsum board acoustic enclosure, to be verified by acoustic consultant.

#### **M4 Air-cooled food service equipment located in Food Concession :**

**Recommended Solution:** To provide circulation of the room during the evenings and remove the heat rejected by the food service equipment, a transfer air fan, with transfer ductwork, and diffusers can be provided to circulate air from the adjacent space through this room during the night.

#### **M5 Louvers in AHU Mechanical rooms not consistently blanked off:**

**Recommended Solution:** To resolve this, it is proposed to provide sheet metal blank-offs for louver sections that are not directly ducted to the AHU systems.

#### **M6 Elevation of combustion air louvers in Pump Room:**

**Recommended Solution:** To meet the requirement of the high louver opening commencing within 12” of the top of the room, connect ductwork to the face area of the upper louver and elbow up to the appropriate elevation terminating with wire mesh. Similarly, to meet the requirement of the low louver opening commencing within 12” of the bottom of the room, connect ductwork to the face of the lower louver and elbow down to the appropriate elevation terminating with wire mesh.

#### **M7 AHU Components for Resilience During Wildfires:**

**Recommended Solution:** To reduce odors introduced into the building, it is recommended that a carbon impregnated MERV-13 filters be held in stock that can temporarily replace the typical MERV-13 postfilter. Carbon impregnated final filters combine the capability of high efficiency particulate removal of a MERV-14 filter and the odor absorptive capability of carbon filters, though these are more expensive than the standard MERV-14 final filter. Note this requires further field verification of filter sizes to confirm that current postfilters can be swapped out with carbon impregnated MERV-13 filters.

#### ***5.1.2.3 Plumbing***

##### **P1 Cooling Tower Drain & Ramp rainwater:**

**Recommended Solution:** To separate the cooling tower drain from the ramp drain we recommend making a dam at the entrance of this room to prevent the rainwater from entering the room and diverting it to other drains located in the parking level. The design drawing indicates the trench drain at the ramp but cannot find this trench install per design plans.

#### ***5.1.2.4 Lighting***

##### **L2 Underlit mailroom**

**Recommended Solution:** Task surfaces should have higher light levels to allow the ability to see small print. Task lighting can be added to improve visibility.

##### **L3 Lights not consistently controlled**

**Recommended Solution:** This issue is linked to the overall lighting control system L5. It is also a result of lack of coordination while reviewing locations of photosensors with mechanical diffusers and furniture. Relocate photosensors and occupancy sensors based on the furniture layout of the room.

#### ***5.1.2.5 Electrical***

None of the identified issues can be resolved for Stockton Courthouse.

#### ***5.1.2.6 Electronic Security***

##### **S1 Incorrect installation of card readers**

**Recommended Solution:** These doors have card readers installed on the wrong side of door. Currently, there is a card reader to enter courtroom, but reader should be place on courtroom side to enter secure corridor.

##### **S2 Location of parking garage cameras**

**Recommended Solution:** Recommend mounting cameras on pendants for less obstructions.

##### **S3 Location of help point intercoms/duress buttons**

**Recommended Solution:** Recommend using an elevated light indicator so duress buttons can be easily located in the case of an emergency.

#### **5.1.2.7 Audiovisual**

##### **AV1 Non- standard microphone inputs in the Training Room**

**Recommended Solution:** The 6-pin XLR-F connectors should be changed to standard 3-pin XLR-F audio connectors.

##### **AV2 Ceiling mounted racks in training rooms**

**Recommended Solution:** This equipment should be moved into a local credenza or to the IDF room.

##### **AV3 Audio reinforcement settings / levels in courtrooms**

**Recommended Solution:** A qualified audio system engineer should be hired to test and adjust the audio systems. This engineer should follow the standard setup procedures referred to in 2020 Standards section 18.D.1 - AVIXA A102.01:201.

##### **AV4 Interpreter booth**

**Recommended Solution:** There should be consideration for isolated interpretation booths in the courthouse. Although there was one designed for this purpose in this facility, it was not used due to the lack of isolation and the placement in a typical office environment. If a booth is required or desired, follow ISO 2603 - fixed booths for simultaneous interpretation

##### **AV5 Arraignment docks voice reinforcement**

**Recommended Solution:** Add acoustically absorptive material to ceiling of the space which will decrease the sound reflections in the space. Also move the microphone much closer to the person speaking to improve the “gain before feedback” of the system. By doing this you increase the level of the voice into the microphone (move it closer) which also decreases the sound of the speaker going back into the microphone, causing feedback.

##### **AV6 Wall washer lighting on projection screens**

**Recommended Solution:** This could be corrected with some adjustments to the lighting programming/settings for Training Rooms and Conference Rooms.

##### **AV8 Too much ambient light for Jury Assembly Room projector**

**Recommended Solution:** Blackout shades need to be provided behind the screen to reduce contrast and glare for daylight.

## **5.2 Recommendations for Modifications of Standard**

The following 2020 Standards sections may benefit from the following modifications to define issues of focus more explicitly for future design teams. The suggested language is included below for consideration during the next update to Standards. The acceptance of this report shall not be binding as changes to the Standards, rather the suggested changes are meant to be considered as part of all the necessary updates to the Standards as deemed appropriate by the Judicial Council.

### **5.2.1 Architecture**

**A4 Armory Door**

Is this a proposed modification or addition to the language of the Standards?	Addition to Section 8.D.9.b
Existing Language in Standards	N/A
Proposed Language in Standards	<b><i>“The door shall have hardened door hardware to prevent kick-ins.”</i></b>

**A5 Vehicular Sallyport Garage Doors**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 8.D.2.c
Existing Language in Standards	Provide a secure access gate at the entry point, a second egress gate, and a personnel gate. The vehicle sally port gates shall be interlocking and able to be electronically monitored and controlled at the detention control room. The primary means of communication and coordination between an arriving in-custody transport vehicle and the detention control room is via radio. However, provide an audio call station/pedestal for outside agency use. Include video monitoring at access and egress points. Access and egress gates and doors shall be detention grade and must be sized (width and height) to accommodate the largest transport vehicle expected (car, van, or bus).
Proposed Language in Standards	<b><i>“Provide a secure access gate at the entry point, a second egress gate, and a personnel gate. The vehicle sally port gates shall be interlocking and able to be electronically monitored and controlled at the detention control room. <b>Manual control may be added at the detention control room.</b> The primary means of communication and coordination between an arriving in-custody transport vehicle and the detention control room is via radio. However, provide an audio call station/pedestal for outside agency use. Include video monitoring at access and egress points. Access and egress gates and doors shall be detention grade and must be sized (width and height) to accommodate the largest transport vehicle expected (car, van, or bus).”</i></b>

### A6 Wayfinding at the Stairwells

Is this a proposed modification or addition to the language of the Standards?	Addition to Section 11.E.2.7
Existing Language in Standards	N/A
Proposed Language in Standards	<b><i>“Wayfinding directional signs will be installed in the stairwell and will clearly designate the departments and/or courtrooms on each Level.”</i></b>

### A7 Restroom tile finishes

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 11.D.1.7.a
Existing Language in Standards	<ul style="list-style-type: none"> <li>• Coved ceramic tile floors.</li> <li>• Glazed ceramic tile wall surfaces up to a minimum 4’ wainscot height (consider full-height tile on walls);</li> </ul>
Proposed Language in Standards	<p><b><i>“• Coved ceramic tile floors (consider dark colored grout instead of white or light-colored grout).</i></b></p> <ul style="list-style-type: none"> <li>• Glazed ceramic tile wall surfaces up to a minimum 4’ wainscot height (consider full-height tile on walls <b><i>and dark colored grout instead of white or light-colored grout;</i></b>)”</li> </ul>

### A8 Counters Create Glare at Level 2 Waiting/ Queuing Area

Is this a proposed modification or addition to the language of the Standards?	Modification to 11.D.1.1
Existing Language in Standards	Consider the solar orientation of the building and provide methods of shading and glare control on facades with excessive solar exposure.
Proposed Language in Standards	<b><i>“Consider the solar orientation of the building and provide methods of shading and glare control on facades with excessive solar exposure. Provide window coverings at excessive solar exposure.”</i></b>

### A9 Heat Gain Issues

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 11.C.3.7
Existing Language in Standards	Control glare and heat gain at all work areas and public spaces. The glazing in the public lobby shall be mitigated for temperature and glare control so that security screeners and any other staff can work

	and see monitors in comfort, and security cameras can produce quality photographs.
Proposed Language in Standards	“Control glare and heat gain at all work areas and public spaces. The glazing in the public lobby shall be mitigated for temperature and glare control so that security screeners and any other staff can work and see monitors in comfort, and security cameras can produce quality photographs. <b><i>Consider exterior sunshades and window treatments to help mitigate the heat and glare.</i></b> ”

**A10 Additional Counter Space Clerk Service Counters:**

Is this a proposed modification or addition to the language of the Standards?	Modification to Sections 6.B.2.2 and 6.D.1.a
Existing Language in Standards	<p>6.B.2.2</p> <p>a. The reception, check-in, and registration area shall be immediately visible at the entry of the jury area. The size of this area will depend on the number of courtrooms and the peak volume of anticipated jurors expected at sign-in times. Self-check-in kiosks may be considered in this location.</p> <p>b. Provide standard clerical support workstations (refer to table 2.2).</p> <p>6.D.1.a</p> <p>a. Design public service counters to encourage access to the judicial system while providing security for office personnel. Counters allow sufficient work area to transact case filing activities, and they separate private staff office areas from public areas. Design spaces to ensure efficient and secure acceptance, exchange, review, and reproduction of high volumes of public documents. Size the pass-through window to prevent physical intrusion.</p>
Proposed Language in Standards	<p>6.B.2.2</p> <p><b><i>“c. Consider extending the counter space on the public side by 10” at the Registration counter for Jurors.”</i></b></p> <p>6.D.1.a</p> <p><b><i>“Consider space for dual monitors on the staff side of the public counter for efficient customer service.”</i></b></p>

**A11 Clerk Service Counter Glare**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 9.C.1.e
Existing Language in Standards	Provide climate and glare control for building management staff.
Proposed Language in Standards	“Provide climate and glare control for building management staff. <b><i>Consider finish materials to control the sunlight glare throughout the space.</i></b> ”

**A12 Public Hallway Finishes**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 11.D.3
Existing Language in Standards	Level I Interior Finishes: Specified for building components with long functional lifetimes and high aesthetic importance. Level I finishes have quality, long-term durability; ease of maintenance; and ability to sustain aesthetic appeal over a long period.
Proposed Language in Standards	“Level I Interior Finishes: Specified for building components with long functional lifetimes and high aesthetic importance. Level I finishes have quality, long-term durability; ease of maintenance <b><i>and cleanable</i></b> ; and ability to sustain aesthetic appeal over a long period.”

**A13 Shades are not opaque enough**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 6.B.2.2.3.g
Existing Language in Standards	At the information presentation area, provide for use of audio-visual equipment, computer data lines, and telecommunications systems to accommodate programs such as video orientation, automated jury management systems, and juror call-in programs. See chapter 17, Network and Communication Systems, and chapter 18, Audio-visual Systems, for technical requirements.
Proposed Language in Standards	“At the information presentation area, provide for use of audio-visual equipment, computer data lines, and telecommunications systems to accommodate programs such as video orientation, automated jury management systems, and juror call-in programs. See chapter 17, Network and Communication Systems, and chapter 18, Audio-visual Systems, for technical requirements. <b><i>Provide window shade opacity sufficient to view video orientation.</i></b> ”

**A14 Light wall panel finish in courtrooms**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 11.3
Existing Language in Standards	Level I Interior Finishes: Specified for building components with long functional lifetimes and high aesthetic importance. Level I finishes have quality, long-term durability; ease of maintenance; and ability to sustain aesthetic appeal over a long period.
Proposed Language in Standards	Level I Interior Finishes: Specified for building components with long functional lifetimes and high aesthetic importance. Level I finishes have quality, long-term durability <b><i>and cleanability</i></b> ; ease of maintenance; and ability to sustain aesthetic appeal over a long period.

**A15 Attorney Seating in the Arraignment Courtroom**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 5.B.1.1.2
Existing Language in Standards	Specially designed and sized courtrooms may be required in light of population size, caseload volumes, courthouse scale, and other considerations unique to a specific project. Specialty courtrooms can include multiple jury courtrooms, high-volume criminal arraignment/pretrial courtrooms equipped with secure high-volume in-custody docks (located adjacent to court holding facilities), high-volume traffic courtrooms, juvenile delinquency and dependency courtrooms, and mental health courtrooms, among others. Specialty courtrooms are by their nature not as flexible as multipurpose courtrooms for use in a variety of different case types and proceedings. Accordingly, specialty courtrooms should be considered only when the multipurpose courtroom cannot effectively and safely be used.
Proposed Language in Standards	“Specially designed and sized courtrooms may be required in light of population size, caseload volumes, courthouse scale, and other considerations unique to a specific project. Specialty courtrooms can include multiple jury courtrooms, high-volume criminal arraignment/pretrial courtrooms equipped with secure high-volume in-custody docks (located adjacent to court holding facilities), high-volume traffic courtrooms, juvenile delinquency and dependency courtrooms, and mental health courtrooms, among others. Specialty courtrooms are by their nature not as flexible as multipurpose courtrooms for use in a variety of different case types and proceedings. Accordingly, specialty courtrooms should be considered only when the multipurpose courtroom cannot effectively and safely be used. <b><i>Furniture and furniture layout should be reviewed during the design phase to accommodate the use of the specialty courtrooms.</i></b> ”

**A16 Location of Self-Help Center**

<p>Is this a proposed modification or addition to the language of the Standards?</p>	<p>Modification to Section 2.A.1.a</p>
<p>Existing Language in Standards</p>	<p>High-volume public spaces and services should be conveniently accessible to the public entrances, minimizing elevator load and public penetration into the courthouse. They are typically located on the lower floors of court facilities, directly adjacent to the public lobby. These lower-floor functions typically include the clerks’ office, jury services and the jury assembly room, child waiting rooms, records, a public cafeteria, self-help centers, alternative dispute resolution centers, and other frequently visited public areas, in addition to high-volume courtrooms (for arraignments, felony dispositions, and high-profile cases). Clerks’ offices shall be located on lower floors for functional efficiency and adjacency to public and semi-public functions.</p>
<p>Proposed Language in Standards</p>	<p>High-volume public spaces and services should be conveniently accessible to the public entrances, minimizing elevator load and public penetration into the courthouse. They are typically located on the lower floors of court facilities, directly adjacent to the public lobby. These lower-floor functions typically include the clerks’ office, jury services and the jury assembly room, child waiting rooms, records, a public cafeteria, self-help centers, alternative dispute resolution centers, and other frequently visited public areas, in addition to high-volume courtrooms (for arraignments, felony dispositions, and high-profile cases). Clerks’ offices shall be located on lower floors for functional efficiency and adjacency to public and semi-public functions. <i>Locating self-help centers adjacent to the family court should be considered.</i></p>

**A28 Birds Perching on Awnings**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 11.C.5.2
Existing Language in Standards	Design exterior façades and roof overhangs to inhibit bird roosting and nesting. Provide means of preventing bird roosting or nesting on horizontal surfaces greater than 6" deep, especially in protected or covered areas. The design shall inhibit bird species known to nest in the underside of overhangs and soffits.
Proposed Language in Standards	Design exterior façades and roof overhangs to inhibit bird roosting and nesting. Provide means of preventing bird roosting or nesting on horizontal surfaces greater than 6" deep, especially in protected or covered areas. The design shall inhibit bird species known to nest in the underside of overhangs and soffits. <b><i>Consider sloped surfaces to deter birds perching.</i></b>

### **A29 Acoustics at Mediation Rooms**

Is this a proposed modification or addition to the language of the Standards?	Addition to Section 19.6, Table 19.4 Door Requirements
Existing Language in Standards	A minimum 1-3/4" solid-core wood door or hollow metal steel door with a full set of acoustical seals—including perimeter gasketing, an automatic door bottom, and a removable centre post or overlapping astragal between double doors—is recommended.
Proposed Language in Standards	Recommend moving Mediation Rooms to the section with STC 43 door rating.

### 5.2.2 Mechanical

### **M1 Transformers / Switchgear Room- Evaporative cooler:**

Is this a proposed modification or addition to the language of the Standards?	Addition to Section 13.D.1
Existing Language in Standards	N/A
Proposed Language in Standards	<b><i>“HVAC systems implementing an evaporative cooler to condition electrical rooms shall coordinate supply air discharge locations to avoid discharging above electrical equipment. This is critical to minimize the possibility of any water carryover in the HVAC system from damaging electrical equipment.”</i></b>

**M3 Chiller plant functionality / Redundancy**

Is this a proposed modification or addition to the language of the Standards?	Addition to Section 13.B.6.1
Existing Language in Standards	N/A
Proposed Language in Standards	<b><i>“Chilled water systems implementing an ice storage system shall provide a redundancy analysis for review by the Judicial Council to ensure that the combined cooling capacity of one chiller and the ice storage system provides a minimum 60% of the design load across multiple ice charging cycles, assuming one chiller is non-operational due to maintenance.”</i></b>

**M4 Air-cooled food service equipment located in Food Concession**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 13.B, Table 13.1
Existing Language in Standards	“Kitchens   72°F   75°F   Per CA Mech. Code   2.5 W/SF”
Proposed Language in Standards	“Kitchens <sup>1</sup>   72°F   75°F   Per CA Mech. Code   2.5 W/SF” <b><i>“<sup>1</sup> Provide means of 24/7 cooling for food service refrigeration equipment.”</i></b>

**M5 Louvers in AHU Mechanical rooms not consistently blanked off**

Is this a proposed modification or addition to the language of the Standards?	Addition to Section 13.B.3.3
Existing Language in Standards	“The outside air intake louvers shall be drainable stationary storm louver type with American National Standards Institute and Air Movement and Control Association ANSI/AMCA Standard 500-L.”
Proposed Language in Standards	“The outside air intake louvers shall be drainable stationary storm louver type with American National Standards Institute and Air Movement and Control Association ANSI/AMCA Standard 500-L. <b><i>Inactive sections of intake and exhaust louvers shall be blanked off to eliminate outside air and particulate ingress into the building.”</i></b>

**M6 Elevation of combustion air louvers in Pump Room**

Is this a proposed modification or addition to the language of the Standards?	Addition to Section 13.B.7.1
Existing Language in Standards	N/A
Proposed Language in Standards	<b><i>“Rooms housing combustion boilers or water heaters shall provide combustion air openings per California Mechanical Code, Chapter 7 Combustion Air.”</i></b>

**M7 AHU Components for Resilience During Wildfires**

Is this a proposed modification or addition to the language of the Standards?	Modification to Table 13.3	
Existing Language in Standards	AHU COMPONENTS Postfilter Frames	MINIMUM REQUIREMENTS No-bypass-air leakage filter framing system or approved equal; extruded aluminum or formed stainless steel, powder-coated painted finish, two-stage neoprene gasket edge seals, tongue and groove, knife-edge, frame-to-filter mating joint, stainless steel mechanical clamping holding device
Proposed Language in Standards	AHU COMPONENTS Postfilter Frames	MINIMUM REQUIREMENTS No-bypass-air leakage filter framing system or approved equal; extruded aluminum or formed stainless steel, powder-coated painted finish, two-stage neoprene gasket edge seals, tongue and groove, knife-edge, frame-to-filter mating joint, stainless steel mechanical clamping holding device, <b><i>frame depth and typical filter sizes shall be compatible with carbon impregnated postfilters</i></b>

### 5.2.3 Plumbing

#### **P1 Cooling Tower Drain & Ramp rainwater:**

Is this a proposed modification or addition to the language of the Standards?	Addition to Section 13 E.5.2
Existing Language in Standards	Drainage for ramps shall require either trench drains or roadway inlets when exposed to rainfall.
Proposed Language in Standards	Drainage for ramps shall require either trench drains or roadway inlets when exposed to rainfall <b><i>and connect only to the storm drainage system. Storm drainage and sanitary sewer drainage system should be drained separately as required by the California plumbing code.</i></b>

#### **P2 Water Hammer Issues**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 13 E.4
Existing Language in Standards	Water hammer arrestors shall be provided at every branch to multiple fixtures and on every floor for both hot and cold water.
Proposed Language in Standards	Water hammer arrestors shall be provided <b><i>per Standard PDI-WH-201 (Plumbing Drainage Institute, Water Hammer Arrestor)</i></b> at every branch to multiple fixtures and on every floor for both hot and cold water.

#### **P3 Two floor sinks (drains) in common connecting room to group of 6 holding cells:**

Is this a proposed modification or addition to the language of the Standards?	Addition to Section 13 E.5.2
Existing Language in Standards	N/A
Proposed Language in Standards	Each holding cell shall be provided with the floor drain.

#### **P4 Not getting hot water fast enough in some zones:**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 13 E.4.2
Existing Language in Standards	Hot water shall be available at the farthest fixture from the heating source within 30 seconds of the time of operation.
Proposed Language in Standards	Hot water shall be available at the farthest fixture from the heating source within 30 seconds of the time of operation. <b><i>Where a hot water recirculation or electric resistance heat trace wire system is installed, the branch from the recirculating loop or electric resistance heat trace wire to the fixture should not exceed 25 feet in length per California Plumbing Code , CPC 613.6.</i></b>

**P5 Water pressure issue at higher levels:**

Is this a proposed modification or addition to the language of the Standards?	Modification to 4 Domestic Water Supply Systems
Existing Language in Standards	Water hammer arrestors shall be provided at every branch to multiple fixtures and on every floor for both hot and cold water.
Proposed Language in Standards	Water hammer arrestors shall be provided at every branch to multiple fixtures and on every floor for both hot and cold water. <b><i>All plumbing fixtures and equipment that supply water pressure should be below the 80-psi maximum threshold per code allowance (California Plumbing Code - CPC 608.2), unless provided with a pressure reducing device.</i></b>

**5.2.4 Lighting**

**L1 Underlit MDF room and L2 Underlit mail rooms**

Is this a proposed modification or addition to the language of the Standards?	Modification to Table 16.1 – Recommended Interior Illuminance Levels
Existing Language in Standards	“Electrical/Audiovisual (AV)/Telecom room”
Proposed Language in Standards	“Electrical/Audiovisual (AV)/Telecom room/ <b><i>MDF/Mailroom</i></b> ”

**L3 Lights not consistently controlled throughout building**

Is this a proposed modification or addition to the language of the Standards?	Addition to section 16.D.3 Quality Control
Existing Language in Standards	“Provide a written lighting control intent narrative that explains the lighting control systems in common language, for client review and response during each design phase, and revised for submittal as part of the contract documents. Selected control manufacturers shall be required to verify that their products, as submitted during the shop drawing phase, meet the control intent, or to indicate any exceptions and describe how they intend to satisfy the desired performance of their products.”
Proposed Language in Standards	<i>Add following paragraph after quality control paragraph:</i>  <b><i>At a minimum the lighting designer to provide a narrative about lighting control design intent for each type of space. This narrative to include a sequence of operations. Include the following specification sections, Network Lighting Controls and Lighting Control Sequence of Operations.</i></b>

### 5.2.5 Electrical

#### **E1 Receptacles are needed on the walls for monitors & E2 Lack of receptacles for jurors in assembly room**

Is this a proposed modification or addition to the language of the Standards?	Adding to Section 15.B
Existing Language in Standards	N/A
Proposed Language in Standards	<p><b><i>“Provide two locations for computer receptacles in all office spaces. Do not locate computer receptacles on wall with entering office space.</i></b></p> <p><b><i>Provide at least one convenience receptacle in every room.</i></b></p> <p><b><i>Maximum number of receptacles per circuit:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Computer receptacles: 4</i></b></li> <li>• <b><i>Convenience Receptacles: 6</i></b></li> </ul> <p><b><i>Provide dedicated receptacles for:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>Vending machines</i></b></li> <li>• <b><i>Microwaves</i></b></li> <li>• <b><i>Refrigerators</i></b></li> <li>• <b><i>Ice Machines</i></b></li> <li>• <b><i>Electrical Water Coolers and Bottle Fillers</i></b></li> </ul> <p><b><i>Provide convenience receptacle every 40’ along public corridor.”</i></b></p>

### 5.2.6 Electronic Security

Through the findings of this project, most of the issues relate to the initial design of the building, commissioning, and handover. There are no recommendations for the modifications of Standards for electronic security sections.

### 5.2.7 Audiovisual

#### **AV3 Audio Reinforcement Settings / Levels in Courtrooms**

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 18.D.1
Existing Language in Standards	Speech and audio reinforcement systems design shall follow the current release of the design standards established by AVIXA A102.01:2017, Audio Coverage Uniformity in Listener Area.
Proposed Language in Standards	Speech and audio reinforcement systems design <b><i>and final commissioning</i></b> shall follow the current release of the design standards established by AVIXA A102.01:2017, Audio Coverage Uniformity in Listener Area.

#### **AV4 Interpreter booth**

Is this a proposed modification or addition to the language of the Standards?	<p>18.D AUDIOVISUAL SYSTEMS DESCRIPTIONS</p> <p>11. Provisions for Video Remote Interpreting</p>
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Existing Language in Standards	Provide the infrastructure to support video remote interpreting in courtrooms from a portable cart. The purpose of this infrastructure is to allow a remote language interpreter to hear the courtroom proceedings—and to be heard—and to view any evidence presented. The optional cart will house one or more monitors, a camera, and videoconference hardware. Audio connections shall consist of a line-level output from the courtroom (i.e., microphones) and a line-level input to the courtroom audio system. A video output will duplicate the feed to the courtroom evidence display. This video output will connect to the videoconference hardware on the cart.
Proposed Language in Standards	<p>a. Provide the infrastructure to support video remote interpreting in courtrooms from a portable cart. The purpose of this infrastructure is to allow a remote language interpreter to hear the courtroom proceedings, to be heard, and to view any evidence presented. The optional cart will house one or more monitors, a camera, and videoconference hardware. Audio connections shall consist of a line-level output from the courtroom (i.e., microphones) and a line-level input to the courtroom audio system. A video output will duplicate the feed to the courtroom evidence display. This video output will connect to the videoconference hardware on the cart.</p> <p><b><i>b. If a permanent booth is desired, designers shall follow the current release of the design standards established by ISO standard 2603:2017.</i></b></p>

**AV6 Wall Washer Lighting on Projection Screens**

Is this a proposed modification or addition to the language of the Standards?	Modification to 16.C LIGHTING STRATEGIES
Existing Language in Standards	In addition to section 16.C.4.b Courtroom Lighting that addresses lighting on projection screens or video displays requiring that “Lighting directly in front of a projection or video display shall be capable of being switched off for evidence display.”
Proposed Language in Standards	<p><b><i>16.C.15 Conference and Training Room Lighting</i></b></p> <p><b><i>Audiovisual (AV) presentations are common in conference and training rooms. Lighting must be flexible enough to allow for dimmed ambient light levels, with sufficient light for note taking. Lighting directly in front of a projection or video display shall be capable of being switched off. For rooms with flat-screen monitors, ensure that light sources do not obscure the screen image. Provide multiple levels of switched and continuous dimming in all conference and lighting rooms. Do not combine lighting scene controls with AV system controls.</i></b></p>

**AV 9 Video Conference Systems (in Courtrooms)**

<p>Is this a proposed modification or addition to the language of the Standards?</p>	<p>Modification to Section 18.E DESCRIPTION OF COURTHOUSE SPACES 3 High-Profile Courtroom</p>
<p>Existing Language in Standards</p>	<p>d. Provide an installed videoconference system with three high-definition PTZ (pan-tilt-zoom) cameras, located as follows:</p> <ul style="list-style-type: none"> <li>• At the rear of the courtroom, pointed at the judge</li> <li>• On the jury wall, pointed at the witness (so as not to pick up the jury)</li> <li>• Behind the bench, pointed at the attorney’s tables</li> </ul>
<p>Proposed Language in Standards</p>	<p><b><i>d. Provide and install a secure web-based videoconference system (e.g., Zoom, Microsoft Teams or Cisco WebEx) with three cameras, located as follows:</i></b></p> <ul style="list-style-type: none"> <li>• <b><i>At the rear of the courtroom, pointed at the judge</i></b></li> <li>• <b><i>On the jury wall, pointed at the witness (so as not to pick up the jury)</i></b></li> <li>• <b><i>Behind the bench, pointed at the attorneys’ tables</i></b></li> </ul> <p><b><i>e. Provide a dedicated monitor, or a spare HDMI output to a computer monitor supplied by the court allowing the judge to face forward during a videoconference rather than looking sideways at the projection screen and allow the camera at the rear of the courtroom to pick up a full-face view of the judge.</i></b></p> <p><b><i>f. Provide a secure web-based videoconference system computer that can send all cameras simultaneously to the outgoing connections, eliminating manual camera switching and allowing people connected on the far end to see all three cameras simultaneously in separate windows.</i></b></p> <p><b><i>g. If a multiple, simultaneous camera send system is not available, program the control system to automatically switch cameras based on the microphone signals so that if the judge is talking from the bench, and attorney from a table or a witness from the Witness Box, the camera will automatically switch to the person speaking.</i></b></p>

**AV 10 Video Conference Systems (Judicial and Executive Conference Room)**

It is recommended that the 2020 Specification for the Judicial and Executive Conference Room videoconference be updated to incorporate a more familiar type of web conferencing such as Zoom.

Is this a proposed modification or addition to the language of the Standards?	Modification to Section 18.E DESCRIPTION OF COURTHOUSE SPACES 8 Judicial Conference Room 9. Executive Conference Room
Existing Language in Standards	g. At the discretion of the court, provide an installed videoconference system.
Proposed Language in Standards	g. At the discretion of the court, provide <b><i>and install a secure, integrated, web-based (e.g., Zoom, Microsoft Teams or Cisco WebEx) videoconference and control system that includes a monitor, camera, loudspeakers, and microphones. Alternatively provide only a camera and sound system with a single USB interface (e.g., a monitor plus an integrated soundbar/camera system) to enable a portable laptop to hold a group web-conference call.</i></b>

## 6. Conclusions

### 6.1 Best Practices / Lessons Learned

This table compiles the lessons learned and the best practices identified through the review of the design of the building systems, the challenges faced by the building Facilities Operations team and users since the courthouse was occupied and the issues that are still active in the building. As expected, some of these identified issues are maintenance related items related to the normal wear and tear of the building as equipment reaches end of life. However, most of these issues stem from poor design, construction, and commissioning practices. Others were a result of value engineering decisions that negatively impacted the building. Through this post occupancy evaluation exercise, we have identified the following lessons learned and best practices that should be incorporated in future courthouse design.

**Table 8 Compiled Lessons Learned and Best practices Identified for Stockton Courthouse**

Discipline	Lesson Learned / Best practice
Mechanical	Fan coil units (FCU) can be selected to have bottom or side access for maintenance. If bottom access units are implemented, as was preferred for Stockton Courthouse, consider other overflow control measures such as a water level sensor to shut off the equipment or an additional drainpipe at a level that is higher than the primary drain line since drain pans below the unit obstruct unit access for maintenance.  Condensate overflow management should account for clearance required by FCU for access.
Mechanical	Air handling units should be specified with deeper final filter racks that are compatible with carbon impregnated MERV-14 filters. By specifying filter racks that are compatible with both types of filters, the Facilities Operations team can temporarily change out the standard final filters with carbon impregnated MERV-14 filters to remove smoke odors produced from

	nearby wildfires. After the wildfire event has passed, the standard final filters can be switched back.
Mechanical	Chillers should be provided with flow switches to prove flow through the equipment to verify the operation of the unit. The Facilities Operations team noted the preference of electronic flow compared to mechanical flow switches due to their reliability for proving flow through chillers due to no moving parts.
Mechanical	To prevent localized hotspots due to significant heat loads generated by the computer racks, it is recommended that the California Energy Code prescriptive requirements for Computer Rooms are followed. These require the provision of a hot/cold aisle arrangement when rack loads exceed 175 kW in the room to improve the effectiveness of conditioning the space.
Mechanical	The original design strategy using active chilled beams in the perimeter public corridors relied on the reduction of solar loads using shading devices. To implement chilled beams as an effective mechanical system, it is vital for the mechanical designer to account for all cooling loads and coordinate with the architect, building operators, and stakeholders to ensure there is agreement on load reduction strategies such as active or passive shading devices. The design team shall present the impacts of any load reduction strategies to ensure buy-in from the building operators and stakeholders as to the occupant experience (e.g., shades drawn limiting views and daylight) and any impacts to how the building must be operated to be successful (e.g., manually drawn shades during summer).
Mechanical	It is recommended that if utilized, standard chilled beam installation details are followed to ensure that the capacity of the chilled beam system achieves the manufacturer published performance.
Architectural	Darker shades of carpeting, finishes on wall panels and restroom grout should be used in spaces used by public for easy maintenance and cleaning.
Architectural	Shades should be added on east-west facades to enable building users to control the amount of daylight in space and hence control solar heat gain and glare issues.
Lighting	Utilitarian spaces, such as, mail rooms, etc. should have higher levels of light at the work planes.
Lighting	Lighting control system to be clearly defined during the design phase, if connected with the Building Management System.
Lighting	Occupancy sensor's location to be coordinated with mechanical diffuser and interiors (layout of furniture) to confirm they will function properly.
Lighting	Confirm compatibility of all low voltage lighting control devices to provide a streamlined system.
Lighting	Update to latest LED luminaires for best efficiency and avoid having different technologies throughout the building.
Lighting	Commissioning for lighting control systems should be clearly defined in the criteria to confirm the design is properly documented.
Electrical	Best practice for this building type, is to provide the active or parallel redundancy for the normal and emergency power distribution system. Redundancy allows the power distribution system to continue to function despite failure of some of the components. The most common

	approach is to use two components, each capable of carrying the full load, so that if one should fail the other will take over.
Electrical	Design team should take input from users on the location and number of receptacles per space type in early design phase. A final review by the courthouse users of placement and quantity is recommended prior to design team circuiting of the design.
Electronic Security	Recommend mounting cameras on pendants for less obstructions.
Electronic Security	Recommend using an elevated light indicator so duress buttons can be easily located in the case of an emergency
Audiovisual	The modified system with a single controller, audio processor and video switcher supporting two courtrooms simultaneously is simpler and, in general, has caused significantly reduced system failures. In practice, control programming of any system may have bugs that are sometimes intermittent and difficult to diagnose.
Audiovisual	In some courtrooms video conferencing has been used on an ad-hoc basis using portable equipment to view remote participants. Although there is some mention of videoconferencing systems in the current 2020 Standards, the recommendations do not include current, post-covid web-conferencing technologies that have become common (e.g., Zoom). Standards language should be updated with contemporary, post-Covid technologies and practices.
Audiovisual	The DEPS (Digital Evidence Presentation System) cart was simple, functional, and useful. The document/object camera worked well. The Blu-ray player in the rack has become obsolete.
Audiovisual	In the public spaces of the buildings such as entry lobbies and spaces outside the courtrooms, digital signage/room scheduling players (compact PCs) were moved from directly behind displays to remote, IDF rooms to improve access and the ability to service them.
Audiovisual	There should be consideration for isolated interpretation booth(s) in the courthouse. Although there was one designed for this purpose in this facility, it was not used due to the lack of isolation and the placement in a typical office environment. Currently, interpreters are expected to be in the audience or in the witness stand possible causing a disruption and making it difficult for interpreters to focus.
Audiovisual	Partitions between spaces should be extended to the floor decks and made airtight with acoustical sealant to prevent sounds from traveling between certain types of rooms.
Plumbing	Holding Cell isolation valves are above the ceiling at the main hallway, which requires a ladder and is not readily accessible.
Plumbing	If the plumbing routing of pipes and locations of water hammer arrestors cannot be matched with the proposed design drawings by the engineer on record, it is best practice for the contractor to install them as guidance is provided through the California Plumbing Code section 609.10, and PDI-WH 201-2006 (Plumbing Drainage Institute Standard) and the manufacturer's recommendations.
Plumbing	Front access cell plumbing fixtures are not easy to access for maintaining or repairing. Plumbing chase behind the holding cell is the best for the future maintenance. If standard provides the minimum standard dimension for the holding cell fixture, plumbing chase for the ADA and non-ADA cell will be the best for the future building.

## 6.2 Summary

The post occupancy evaluation of Stockton Courthouse was a thorough evaluation of the courthouse building. The POE Consultant Team gained understanding of the design of the systems, the value engineering decisions, the design intent, and the gaps in the documentation of design that caused challenges in the courthouse when operation began. The delays in construction and rushed schedule to meet occupancy deadline also led to hasty transfer from construction crew to building Facilities Operations Team and Court Staff. There was no formal training of the Staff, who were understanding systems and resolving the issues within the system in parallel, while the court was in session. Over the years, the Facilities Operations Team has resolved many of these issues with a few items that remain a challenge for the team on the lighting controls, audiovisual and plumbing side. Issues with mechanical system largely dealt with the active chilled beams that served the public hallways on the east façade. While the active chilled beams were operating as designed, the key reason for the failure of the chilled beams serving those spaces was the lack of shades that were value engineered out of the building. Shades were an integral part of the building design and used as a load reduction strategy and the chilled beams were sized to meet this reduced load. Incorporating passive strategies to reduce load is the first step to designing an optimally sized efficient mechanical system. When the shades were removed, the active chilled beams were not updated to meet the larger cooling load, resulting in discomfort in those areas. As shades were added back in after building occupancy, this issue was largely resolved.

Other issues brought up by the staff related to electronic security and building architecture are related to the building layout, size and proximity and location of the departments. These are items that should be addressed before building design is developed with input taken from Court Staff and Sherriff Staff that will occupy the building. It is our understanding that this step is an integral part of the design process within the Judicial Council and not all feedback is eventually incorporated into the final design. At the same time, items such as location and number of receptacles with respect to the furniture layout and amount of storage for the departments are items that should be addressed early on.

Recommendations made through lessons learned from this courthouse should help define some additional criteria and guidance to the design teams through the proposed modifications in Standard language. Some of the items are considered best design practice that are typically not defined in Standards. The POE Consultant Team however, suggested language to define minimum level of documentation required by lighting designers for example as a first step to ensure the proper commissioning and training of Court Staff on the systems designed.

## A.1 POE Team, Approach and Methodology

The POE team comprised of Arup as lead consultant, CO Architects, Jay Farbstein and Associates and Kitchell. **Table 9** details the names, role, and title of the various members that form part of the POE team.

**Table 9 Members of the POE Team**

<b>Names</b>	<b>Role</b>	<b>Title</b>	<b>Firm</b>
Deepika Padam	Manager	Quality Compliance Manager	Judicial Council
Erin Pomidor	Mechanical Engineer	Mechanical Engineer	Judicial Council
Radha Reddy	Audiovisual Specialist	Low Voltage Engineering Specialist	Judicial Council
Jennifer Merrill	Stockton Courthouse Facility Manager	Facility Management Administrator	Judicial Council
Chris Bakken	Stockton Courthouse Service Provider	Service Provider	Judicial Council Pride Industries
Shaun Wilder	Stockton Courthouse Point of contact	Facilities Coordinator	JStockton Court
Ryan Woodward	Stockton Courthouse Point of contact	Business Services Manager	Stockton Judicial Council
Martin Howell	Project Director	Project Director	ARUP
Zara Fahim	Project Manager	Project Manager	ARUP
Philip Kwok	Technical Evaluations Team	Mechanical Lead	ARUP
Cathy Ettienne-Augustin	Technical Evaluations Team	Electrical Lead	ARUP
Colleen Peach	Technical Evaluations Team	Lighting Specialist	ARUP
Chavez	Technical Evaluations Team	Audiovisual Specialist	ARUP
Chabeli Lebolo	Technical Evaluations Team	Security Specialist	ARUP
Thura Zin	Technical Evaluations Team	Plumbing Lead	ARUP
Jay Farbstein	Court POE Consultant	Principal Court POE Expert	Jay Farbstein & Associates
Erin Persky	Court POE Consultant	Senior Court POE Expert	Jay Farbstein & Associates
James Bruce	Construction Management	Senior Construction Manager	Kitchell
George Dyckes	Construction Management	Principal Construction Manager	Kitchell
Brian Bush	Construction Management	Cost Consultant	Kitchell

James Simeo	Architectural design Review and ADA conformance	Architect	CO Architects
Elfa Gomez	Architectural design Review and ADA conformance	Architect	CO Architect

### POE Approach and Methodology

The POE project was divided into the following four phases:

1. Project Initiation and Set-up
2. Discovery and Analysis
3. Recommendations
4. Reporting

The project initiation and set up phase established the protocols, procedures and processes that were used through the project to ensure alignment with the diverse team members and representative staff and user groups at the Judicial Council and San Joaquin Court. The POE consultant team reviewed the policies and practices and California Trial Court Facilities Standards (also referred to as Standards in this report) to gain familiarity with courthouse design criteria. A summary of discipline wise comparison of 2020 Standards with 2011 Standards is provided in **Appendix A.3**. A project kick-off meeting was facilitated to establish communication protocols between Arup and the JCC team. The meeting was established alignment on overall goals, schedule, and approach of the project with the different stakeholders.

The Discovery and Analysis phase-initiated team review of information and documents necessary for conducting the evaluation of the Stockton Courthouse. A desktop review of the courthouse layout and building systems summarized in **Section 3** of this report was conducted. Document review provided the POE Consultant team insight into the cost reduction (value engineering) decisions that occurred during design and construction of the project as well as the initial and current operational challenges following building occupancy. This provided the team a general understanding of the systems and design and construction process.

A building functional assessment survey and conditional assessment survey targeted towards the regular users of the courthouse as well as the Facilities Operations Team was conducted for two weeks in April 2022 to solicit feedback on the building. The court staff were able to provide feedback through the surveys on the function, organization/adjacencies and personal comfort in their individual workspaces, their departments and building in general. The Facilities Operations staff provided input on the condition, operation, and on-going maintenance of building components such as materials and finishes and various building systems.

The POE team then conducted a series of remote interviews with Stockton Courthouse staff, Judges as well as the Facilities Operations Team based on the initial feedback from the survey. The interviews helped identify areas of concern that were further investigated and observed during a site visit conducted on May 11th, 2021. The team took photographs and measurements to document their observations. They also made note of the changes observed in the building systems compared to the as-built drawings. Further insight into the equipment, materials and finishes was gained through questions on site with Facilities Operations Team, IT Staff, and other court staff users such as Sheriffs.

The design of the building systems was understood and evaluated, existing operations and challenges the building faced after occupancy were analyzed to understand the cause behind the issues. The identified issues through the discovery phase were documented in an Observations and Findings Report.

With the conclusion of the site visit, the next phase began where the POE Consultant team began to develop recommendations. The identified issues through the discovery phase were categorized into various groupings. Recommendations were not developed for all identified issues through the process. Some of the issues were considered maintenance items or programming related items. Others were recognized as issues that have already been addressed by the latest 2020 Standards. Some of the issues are required by Standards or the various applicable California codes and some items were considered a preference by staff specific to Stockton Courthouse. These items were not incorporated into the Standards. Identified issues that could be resolved for Stockton Courthouse and for future design courthouse were identified as “Items that need Corrective action”. A consensus meeting was held with the Judicial Council Quality Compliance Unit to go through the list of identified issues per discipline and a finalized list of issues were agreed upon. The team moved forward to develop recommendations for the agreed upon list of issues.

The final phase involved the documentation of this report which includes recommendation narratives for cost estimating as well as recommendation for updating language in Judicial Council standards and procedures.

## A.2 Review of California Trial Court Facilities Standards 2011 versus 2020

### Architecture

The Courthouse was designed to the 2011 California Trial Courts Facilities Standard. The Courthouse Organization in both 2011 and 2020 Standards is very similar. Following are changes in Courthouse Organization:

- There are some square footage updates on Table 2.2.
- The Building Gross Square Feet (BGSF) in the 2011 Standard has been renamed Exterior Gross Area in the 2020 Standard.
- The Space standards illustrations have been updated in the 2020 Standard.

For Site Design the following updates have been made to the 2020 Standards:

- The Site Design section notes different parking ratios between the 2011 and 2020 Standards.
- The 2020 Standard emphasizes the orientation of the building regarding the east-west axis, in addition to daylighting, glare, solar gain, and passive solar heating.

For Courthouse Security the following updates have been made to the 2020 Standards:

- Language requiring trees to not impede with lighting and security cameras has been added to the Courthouse Security Site Security Section.
- Courtrooms, Judge's Chamber, and Jury Deliberation Rooms have the same security requirements in the 2020 Standard while each room had separate requirements in the 2011 Standard.
- Lobby consideration to include a separate employee lane has been removed in the 2020 Standard.
- The 2020 Standard notes additional Building Security Operations Center provisions for window and bullet-resistant walls.
- The minimum prescriptive requirement to limit operable windows has been removed from the 2020 Standard.
- The nonglazed façade system reference to U.S. Army Corps of Engineers Protective Design Center Technical Report has been updated in the 2020 Standard.
- In Table 4.1 Security Standards of the 2020 Standards, Judge's Chambers bullet-resistant glazing has been changed from determined by Risk Assessment to Mandatory.
- In Table 4.2 Electronic Security Standards by Space Type of the 2020 Standards, Main Entrance door local alarm, Operable Windows, Hatches, Vents door gate position monitoring/ video surveillance, Courtroom Jury Door card access have been changed from "required" to "required as applicable", and Information Systems Workroom has been renamed from IS Workroom.

For Court Set the following updates have been made to the 2020 Standards:

- This Chapter has been reformatted in the 2020 Standard. The 2011 Standard defines the Basic Courtroom Types with three types whereas the 2020 Standard defines it in 2 types. The description of

these courtrooms has been modified. Large courtroom and arraignment courtroom types have been removed and Specialty Courtrooms has been added in the 2020 Standard.

- Initial Design Considerations section has been added, referencing Chapter 22, Catalog of Courtroom Layouts for California Trial Courts.
- Table 5.1 Courtroom Types, noting the size of the different types of courtrooms, has been revised and incorporated in Chapter 22 of the 2020 Standard. Chapter 22 is an additional chapter of the 2020 Standard.
- The values Table 5.2 Court Component Information has been updated and changed to Table 5.1 in the 2020 Standard.
- A telephone equipped with a flashing light is recommended at the Courtroom Clerk's Station in the 2020 Standard.
- The dimensional requirement of the Jury Box has been slightly updated in the 2020 Standard.
- A swinging gate has been removed from the Spectator Area and Litigation Area Separation of the 2020 Standard.
- The Sound Lock/ Entry Vestibule section of the 2020 Standard has an added note regarding unlocking provisions within the vestibule and high-profile case provisions.

The following updates have been made to the 2020 Standards related to Jury Facilities and Court Administration:

- Section 6.E Court Executive Officer's Area is a new section in the 2020 Standard, which was part of Section 6.D Court Administration Spaces in the 2011 Standard.
- In the 2020 Standard Section 6.D Clerk's Office Spaces, Public Counter and Counter Workstation has an added provision for the pass-through window. The Information Systems in the 2011 Standard has been renamed Information Technology in the 2020 Standard.
- The acoustical separation requirement for the Revenue and Collections area has been removed in the 2020 Standard but has been added to the Human Resources requirement.
- The requirements for Record Storage, both Active and Inactive, have slight modifications in the 2020 Standard.
- Additional requirements for the employee lactation room have been added in the 2020 Standard.

The following updates have been made to the 2020 Standards related to Special Services section:

- Section 7.G Offices for Related Justice Agencies in the 2011 Standard has been removed in the 2020 Standard.
- Table 7.1 has been updated.
- The public counter and workstation spaces in the family court services and requirements for larger orientation room have been removed the in 2020 Standard.
- Children's Waiting Area and Section 7.D Child Waiting are changed to optional in the 2020 Standard.

The following updates have been made to the 2020 Standards related to In-custody Defendant Receiving, Holding, and Transport:

- Section 8.A Objective notes the responsibility for funding to supervise the courthouse holding areas, changes from the Superior Court in the 2011 Standard to Judicial Council in the 2020 Standard. The supervision also changed from Sheriff staff to Security Staff.
- In-custody areas complying with detention standards subject to BSCC inspection and certification under California Code of Regulations, acoustic provisions in the Attorney-Client Interview Rooms, and Sheriff Lockers in the Secure In-Custody Holding Support Areas have been added in the 2022 Standard.
- In the 2022 Standard, under 2.2 Wall Construction, a note has been added that detention panels will not be used for rated walls. Security Glazing Locations has been added under the Security Glazing section in the 2022 Standard while the location was noted in Table 8.2 in the 2011 Standard.
- Tyco Sprinkler has been added as the basis of design and pricing in the Security Sprinkler Head Types in the 2020 Standard.
- Duress Button is required as applicable for Sally Port – Vehicle, Courtroom Holding Vestibules, Corridor and Holding Control has been added to Table 8.3 Electronic Detention Control Requirements.

The following updates have been made to the 2020 Standards related to Public Spaces:

- Section 9.D Information Kiosk or Counter has been incorporated into Section 9.C Public Lobby in the 2022 Standard.
- Under Section 9.B Primary Building Entrance, the provision to consider a dedicated staff entry in very large courthouses has been removed in the 2020 Standard.
- Figure 9.3 has been updated showing overall entry lobby/queuing area instead of the screening station diagram, as shown in the 2011 Standard.
- In the Security Screening Station, the requirement for a gun locker has changed in the 2020 Standard.
  - In the 2020 Standard Section 9.D Courtroom Public Waiting Areas, the waiting area shall be proportional to the population served has been added.

The following updates have been made to the 2020 Standards related to Architectural Criteria:

- In the 2011 Standard 11.B Architectural Criteria references the functional lifetime defined in Table 1.1 while the 2022 Standard references the functional lifetime in Chapter 21.
- Building Enclosure Commissioning (BECx), anti-graffiti coatings, a note to include specifications for moisture mitigation, and moisture mitigation system requirement have been added in the 2022 Standard.
- Cement plaster section has been removed in the 2020 Standard and replaced with Exterior Cladding Systems.
- Operable windows considerations have been removed from the 2020 Standard.
- The roofing manufacturer’s warranty changed from 10 years in the 2011 Standard to 30 years in the 2020 Standard. Acceptable roofing system has been updated. In the 2020 Standard Window Washing and Façade Access Equipment has been updated to not a specific height required by code to have an in-place window washing system.
- Dark colored grout and caulking requirement in the Standard Public and Private Toilet Rooms, elevator criteria to be met by the design firm, Figure 11.1, and Floor Subfloor provision have been added in the 2020 Standard. Flooring requirements and Table 11.1 have been updated in the 2020 Standard.

- The code requirements in the Signage section have been updated in the 2020 Standard.

Overall, 20 Codes & Standards have been removed in the 2020 Standard. Chapters 22 Catalog of Courtroom Layouts for California Trial Courts, 23 Integrated Network Architecture, 24 Graphic User Interface Template and 25 Attorney-Client Interview Room Guidelines have been added to the 2020 Standard.

## Mechanical

The Courthouse mechanical systems were designed to the 2011 Standards. The 2020 Standards included the following minor updates:

- The Indoor Design Conditions (Table 13.1 of the Standards) are updated for design power densities and to reference California Mechanical Code with respect to design occupant densities.
- The Temperature Control Zone criteria is updated removing the guidance of a maximum area for perimeter zones.
- The HVAC Criteria Section includes updated indoor CO<sub>2</sub> PPM setpoint when implementing Demand Control Ventilation (DCV).
- The HVAC Criteria Section includes the addition of maximum allowable duct velocities (Table 13.2 of the Standards).
- The Chilled Water Systems Chiller sizing criteria is updated, increasing from two chillers equally sized at 50% of design load to two chillers equally sized at 60% of the design load.
- An additional section was added providing the option of alternative systems; however, active/passive radiant chilled beams, radiant panels/sails are not permitted.

## Plumbing

Per the Commissioning report, the plumbing system was designed under 2011 California Trial Court Facility Standards. A review of the 2011 and 2020 Standards showed that the Leak Detection System section was added in the 2020 Standards. No other significant changes were made in the Standards.

## Lighting

The Standards were reviewed to understand the significant changes for lighting design from 2011 to the 2020 version of the California Trial Court Facilities Standard (CTCFS). The following are key differences between the two.

- Requirements in 2020 are based on LED performance criteria - The biggest revision to the 2020 criteria was focusing on LED technology. This is apparent in the lighting criteria section and clearly stating that older technology is not allowed. The maintenance criteria are also modified to only account for LED technology. Table 16.4 was updated to provide information on LED performance requirements. Integrated AV/lighting touchscreen controls are not used in 2020 – Lighting scene controls are not to be combined with the AV systems control. The systems are to function independently.
- Energy efficiency criteria is updated in 2020, including addition of Lighting Power Density (LPD) requirements
- Maintenance criteria is updated in 2020, with focus on ease of fixture accessibility.
- The Lighting Controls section is more specific in 2020 providing more concise requirements for daylighting, sensors, demand response lighting systems and the requirements between lighting control system and BMS. In the Lighting Strategy section in 2020 added information on the Federal Aviation

(FAA) requirements to provide a temporary permit. It also includes information to confirm grounding and lightning protection.

## Electrical

This building's electrical system was designed to the 2011 Standards. From review of the standards, the following are some of the major changes from 2011 to 2020 Standards.

- The power load requirements for offices were reduced from 4VA/SF to 3VA/SF.
- Spare breakers for main switchboard, distribution panelboards, and MCC were eliminated.
- Additional requirements added regarding energy code sub-metering by load type.
- Additional details regarding fire rated poke-thru floor outlets and in-slab floor boxes and where they can be located were defined.
- The requirement to perform a harmonics study was added to the 2020 Standards.
- Emergency generator system sections are more detailed and include what electrical systems are required on each transfer switch in accordance with California building codes, including fuel sources.
- The requirement for a bypass isolation transfer switch was removed from 2020 Standards.
- The requirement for a temporary generator connection cabinet was added to the 2020 Standards.

## Electronic Security

Section 4, Courthouse Security of Standards does not differ significantly from 2011 to 2020. The following requirements were added to the 2020 Standards:

- Video surveillance system should include the following features: clarify security camera structural backing requirements, coordinate camera locations with exterior wall assemblies, confirm that all exterior penetrations are weather proofed, review camera orientation virtually with court security provider, confirm stair devices with Office of the State Fire Marshal, and recommend not installing cameras in security ceilings.
- Card access control should include the following features: coordinate security system plans with door schedule and hardware specifications for door position switches and card readers and confirm top or bottom orientation and voltage for door operators.
- If the security of operations center (SOC) has a window overlooking the main entrance, weapons screening, and/or entrance queuing, ballistic glazing is required as determined by the risk assessment. Glazing must use mirror tint or other means of obscuring vision into the SOC. The walls should have bullet resistant paneling.

## Audiovisual

This building's A/V system was designed to the California Trial Court Facilities Standards 2011. From review of the Standards, the following are some of the major changes from 2011 to 2020 Standards.

- The 2020 Standard eliminates the functional tables and replaces them with more detailed written AV system descriptions for multiple spaces.

- Very detailed control systems section has been added to the 2020 Standard that includes a section on touch panel functionality (user interface) including a very detailed new chapter (24) on control touch panel designs.
- Numbered format is much easier to read and reference.
- Several sections of the 2011 Specification include very detailed technical specifications (e.g., video resolutions). These have been deleted. A possible reason for this is that current AV systems, in general, utilize common industry video and audio Standards.
- A section on Digital Annotation Systems has been deleted.
- An additional AV plan layout for a “center bench” courtroom configuration is provided.
- The current touch panel design is identical to those illustrated in Chapter 24 of the 2020 Standards.

## A.3 Summary of Findings from Surveys and Interview

### Introduction

This section of the Stockton Courthouse Post-Occupancy Evaluation (POE) Report consists of a summary of feedback received from the survey portion of this courthouse building evaluation. Two surveys were distributed as part of this POE: the *Building Functional Assessment* and the *Building Conditions Assessment*. The survey was available to invited participants for completion from April 11 to April 22, 2022. In addition, supplemental interviews with several courthouse stakeholders were also conducted as part of this POE.

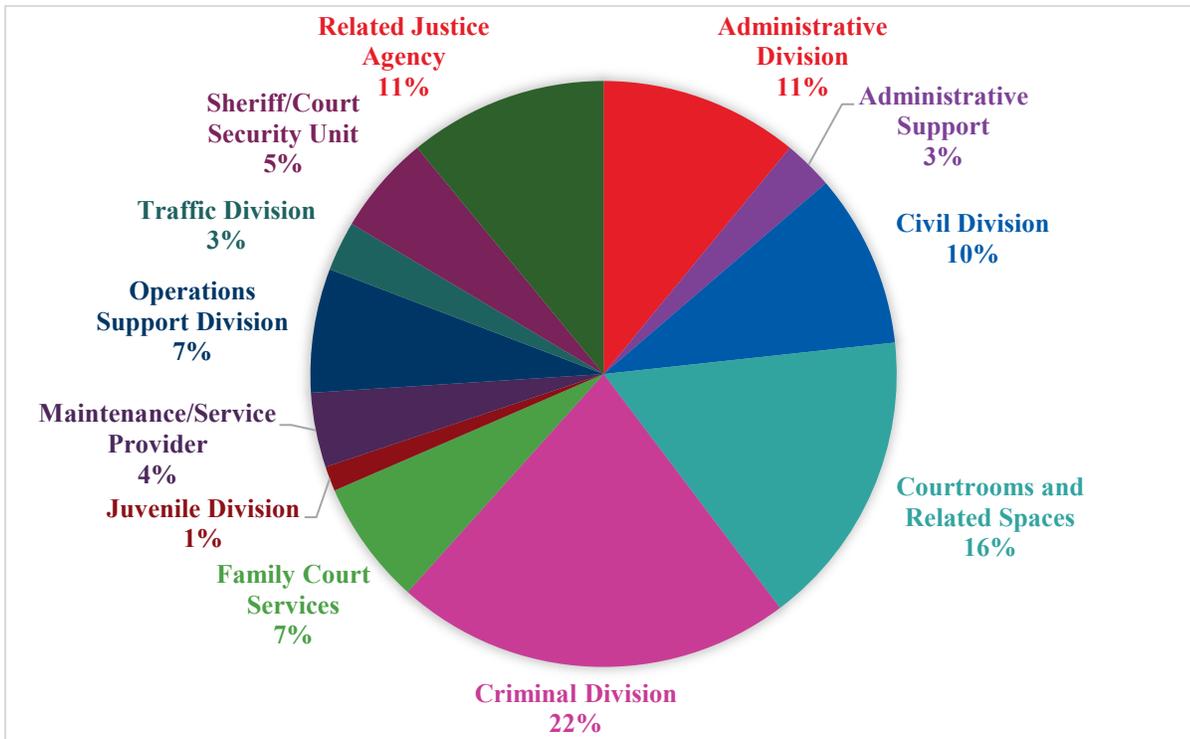
Results presented below include feedback from the *Building Functional Assessment* with supporting information as received in the *Building Conditions Assessment*. Information collected during the court staff interview and the judicial officer interview has also been integrated into the summary of findings. Comments received from surveys and interviews were studied and verified to the extent possible through assessment of as-built floor plans, building observations, and photographs documented by the POE team, but it was not possible to confirm the accuracy of all survey comments. Furthermore, sometimes comments may contradict one another; this is an expected part of the survey process as respondents are invited to share their perspectives based on their unique experiences in the courthouse.

Major areas reviewed include publicly accessible areas; Clerk Service Counters; staff areas for the Administrative Division, Criminal/Traffic/Juvenile Divisions, and Civil/Probate/Family Court Divisions; Courtrooms and Related Spaces; Court Security Operations; Central and Courtroom In-Custody Holding; and Building Support functions. Please note that site conditions are not reviewed, as these are beyond the scope of this POE.

### Respondents

The surveys were conducted electronically via SurveyMonkey.com. Overall, 73 individuals responded to the *Building Functional Assessment*, an 86% completion rate. Respondents invited to complete the survey included executive- and management-level court (e.g., operations, administrative, clerk's office) and related agency (e.g., Probation, Police, DA, Public Defender) staff. Invited participants were asked to obtain feedback from their division staff in advance of completing the survey. It cannot be confirmed who, and how many individuals, were able to obtain and subsequently provide this additional feedback for the survey. It is also important to note that the structure of the survey is such that only a small number of questions relative to the overall length of the survey apply to each division, so most of the section results summarized below are based on feedback from 10 or fewer survey respondents.

The *Building Conditions Assessment* received five responses out of five invitations: a 100% response rate. Participants in this survey included Facilities Operations staff.



**Figure 20 Building Functional Assessment Respondent Agencies**

Below is a summary of findings for each of the major courthouse areas analyzed. Please note that the following survey results are the opinions of current courthouse staff and other building users and are not the opinions of the Courthouse POE team, nor of the Judicial Council. The building was designed based on operational decisions made by courthouse staff at the time of facility planning, and the design was reported to have had extensive input from staff, who reviewed and approved the design.

### Public Spaces

Public areas of the courthouse were rated positively, overall. Few comments were provided to supplement survey responses.

Security screening was rated as adequate; comments related to this area included a desire for a separate staff entrance, and a concern that the location of security screening relative to the building entrance may not sufficiently prevent a security breach from occurring within the public queuing area that precedes security screening. Note that while there is interior queuing prior to security screening, individuals within this area cannot access the courthouse lobby without first being screened.

One Facilities staff member suggested, as an additional security measure, that it would be prudent to provide a means to secure the front entrance against attack on the entry glass, such as a rolling door or high-quality shutter system.

It was reported that walls throughout public areas are susceptible to vandalism, and the drywall is hard to clean and expensive to replace. Restroom tiles were identified as too lightly colored, resulting in a dingy appearance. Flooring in several areas throughout the courthouse was reported to be susceptible to stains that remain visible after cleaning.

Jury Assembly was rated highly in most areas of inquiry – size, layout, furnishings, and finishes. One issue identified by Jury Assembly and Facilities staff was the challenge of darkening the room enough to comfortably view juror orientation videos due to (the otherwise pleasing) abundant daylight in the room, particularly in the north area of Jury Assembly.

Staff reported receiving complaints from the public about the substantial amount of heat gain in the public lobby and hallways from the exterior glazing, otherwise a notable aesthetic feature of the courthouse. (Staff also complained about these issues, discussed elsewhere in this report.)

Escalators within the public lobby are said to be frequently out of service and require substantial, expensive maintenance.

Stairways off public areas are intended for emergency egress and exiting is only available at the first and 13<sup>th</sup> floors. Staff reported that jurors have occasionally gotten “stuck” in the stairways as a result. These exits also lead directly to the outside, yielding the possibility that individuals could be let into the building through them, bypassing security screening. Signage has been added to direct the public out of these stairways if entered; however, wayfinding is still a challenge for members of the public who wish to use the stairs instead of elevators, since the most easily accessible stairways are intended for emergency use only.

### **Clerk Service Counters**

Survey comments about clerk service counters note a need for more space for both staff and customers; on the staff side, space for a dual-monitor arrangement was requested for more efficient customer service. On the public side, additional counter space for customers to complete paperwork was noted.

### **Administration Division Work Areas**

The Administration Division, as defined in this survey, includes general Administration, Children’s Waiting Room, Records Storage, and Self-Help Services. The former three were rated positively for adequate size and location in the courthouse relative to other spaces within which interaction frequently takes place, The need for more active records storage was noted.

Self-Help Services was reported to have outgrown its assigned space and currently suffers from inefficiencies based on its layout, but no further detail was provided.

Staff stated that access to the Administrative and Finance/Business Services staff areas are through a glass door that cannot be secured. This door is alarmed and produces a sound, but that is often ignored due to frequent malfunctions.

### **Criminal/Traffic/Juvenile Work Areas**

Questions about the Criminal, Traffic, and Juvenile Divisions were categorized together in this survey. The Stockton Courthouse hears Juvenile Dependency cases, while Juvenile Delinquency cases are heard elsewhere.

The locations of these divisions relative to other units in the courthouse were rated positively. Staff work areas associated with these units, east-facing in this facility, were reported to experience significant heat gain in the morning. It was also noted that sound levels in the open workstations can become loud when multiple people are speaking over the telephone at the same time, which is a frequent occurrence. Storage dedicated to pending criminal cases was also said to be insufficient relative to demand.

### **Civil/Probate/Family Court Services Work Areas**

Civil staff areas were rated positively overall, though respondents reported having outgrown staff workspace. Participants also noted insufficient centralized work areas for projects requiring larger laydown space for books and other items.

Probate was not explicitly addressed in the survey so limited information is available. Staff stated that Probate has outgrown its assigned work area, and that the Probate staff areas are an inconvenient distance from the Probate Courtroom.

Several comments about Family Court Services were provided, including a desire to be closer to the Self-Help Center, the need for a larger public work area for self-represented litigants, as was the need for additional staff workstations for Family Court and Victim-Witness staff, supply space, and storage.

Acoustics at Mediation rooms was said to require attention. It was reported that it is possible to hear from mediation room doors or when individuals are speaking loudly in the corridor outside of mediation rooms.

Staff reported concerns around the Mediation and Victim-Witness areas. First, there is a door in the Mediation area that leads to the secure hallway which is not always locked, and clients may be able to access the secure corridor if not properly monitored. The Victim-Witness area is in a less-populated location within the courthouse that is publicly accessible, and concern was expressed regarding the ability of security staff to reach the area in sufficient time in the case of an emergency.

### **Staff Workspaces and Support: Individual and Shared**

Most survey respondents occupy private offices within the courthouse and, as a result, there is limited information on open workspaces.

Lighting at workspaces was rated highly overall; though east- and west- facing work areas were identified as requiring shading in the morning and afternoon, respectively. Provided shades were confirmed to be mostly adequate to mitigate glare and excess light, though it was stated that west-facing Judges' chambers also experienced substantial heat gain in the afternoon which is not sufficiently addressed by these shades. The original shades provided pre-occupancy were later replaced with a darker, more opaque option that better blocks light. (All of the original shades were replaced except for those in the Jury Deliberation rooms.) Facilities staff suggested that even a small increase in control of thermostats throughout the building by staff within their divisions could make a difference in temperature variation and comfort throughout the building.

The survey yielded mixed results on acoustical privacy. Comments during the court staff and judicial officers' meetings indicated a need for more robust acoustical mitigation throughout staff work areas, including judges' chambers, manager offices, and open workspaces near corridors. The primary source of noise reported was conversation among staff outside of offices and throughout circulation spaces. Mechanical ducts and plumbing chases were also reported as a cause of unwanted noise.

A primary complaint regards a lack of proximity of managers to division staff (supervisors and line staff). Distance between manager offices and staff was identified as causing inefficiency in workflow and communication.

With some variation, there was overall general satisfaction with the location of staff support spaces, including conference and training rooms, small meeting rooms, and restrooms. Several respondents noted the desire for small break rooms on each floor to limit long travel distances for quick breaks, and to reduce use of jury deliberation rooms as opportunistic break room space. It was recommended that break rooms should be sized based the number of staff working on the floor.

### **Courtrooms**

Generally, strong satisfaction was reported with the location of courtrooms and related spaces relative to the building entrance and other courtroom support functions.

Sizes of courtrooms received mixed results, with 60% of respondents to this section indicating satisfaction at some level, and 40% reporting some level of dissatisfaction. Courtroom layout yielded 40% satisfaction and 60% dissatisfaction.

Respondent feedback regarding courtroom size and layout included:

- The perspective that, in general, courtrooms were undersized for their typical volumes of users.
- Location of the judge's bench relative to other courtroom functions (jury box, witness stand, court reporter, bailiff, and gallery):
  - Rated positively in terms of line-of-sight. However, in at least one of the criminal courtrooms, the judge must turn their back to the courtroom to observe witnesses giving testimony at the witness stand. As body language must be taken into consideration by the judge and documented, it was opined that at times this makes thorough documentation difficult to achieve.
  - Circulation between the clerk's workstation and the judge's bench requires exiting the courtroom, which was reported to be inefficient given the level of communication and file passing required concurrent file review during court.
- Gallery space:
  - Noted to be too small for jury selection. Oftentimes the ceremonial courtroom must be used, causing excess movement of a large number of people and competition for use of that courtroom.
  - Uncomfortable benches for long *voir dire* procedures.
- Storage: Respondents stated that courtroom exhibit, staff workspace, and support storage were undersized.
- Well:
  - The counsel tables were reported to be not long enough to accommodate multiple defendants for trials or preliminary hearings.
- Jury boxes: Alternate jurors often must sit either in the first row of the gallery, where they are able to observe litigants' laptop monitors (and be spoken to by litigants), or in front of the jury box in the well, which is in the way of witnesses approaching the witness stand.
- Other Courtroom-related feedback:
  - Acoustics: Acoustical control between courtrooms and courtroom holding, as well as between adjacent courtrooms, received mixed results, though no explanatory comments were provided.
  - Thermal comfort: There is no ability to control temperature in the courtrooms, and it was stated that many of the thermostats throughout the courtrooms and corridors seem to be disconnected from control of any zone.
  - Lighting control in the courtrooms was identified as unreliable, causing difficulty with achieving sufficient darkness for exhibit viewing in some courtrooms at certain times of day because of light from clerestory windows and inadequate shading.
  - Wall finish: The back walls of many courtrooms have scuff marks from people in the last row of the gallery utilizing the wall as a headrest.
  - Audio/Visual systems: There were several comments in the survey and user group meetings indicating that the A/V systems in the courtrooms tend to work inconsistently, requiring frequent calls to IT for troubleshooting assistance, and causing delays in proceedings.

### **Related Courtroom Spaces:**

- Courtrooms and central and courtroom area in-custody holding:
  - Access between these areas was rated positively.
  - The arraignment dock was reported to be too small for high-volume custody calendars, and echoes within the area preclude the ability to have adequately private conversations with in-custody defendants. Further, the glass wall separating the arraignment dock and the courtroom was reported to limit ability to communicate between judges and those within the arraignment dock, particularly when there are technical problems with the microphone.
  - One respondent remarked that in the busiest courtrooms there is competition for use of the in-custody attorney-client rooms.

- Feedback regarding the allocation of associated courtroom spaces including, in particular, jury deliberation and attorney-client conference rooms, indicated the recognition that these were provided equally for each courtroom (two attorney-client rooms and one jury deliberation room per two courtrooms), but suggested that this equal allocation led to their use for different purposes. For example, on the 11<sup>th</sup> floor there are more jury deliberation rooms than there are courtrooms, and the extra ones are used for staff conferences and breaks. The attorney-client rooms on some floors have been converted to offices, while on other floors there is competition for their use. While this comment is helpful for providing insight into current needs for additional office and support spaces, the use of the rooms to serve a variety of needs is demonstrative of successful adaptation to provided flexibility.

Jury Deliberation Rooms: Jurors have complained about using the bathroom within the jury deliberation room because there is a larger-than-average gap between the bottom of the door and the floor and bathroom sounds can be heard in the deliberation area.

### **Court Security Operations**

Results were mixed about the location of court security operations within the building, specifically as it relates to the length of emergency response paths of travel.

Comments regarding furnishings for the Central Control Room included a desire for reflective film or shades at windows to limit visibility into the room, a preference for sit-stand desks, more supply cabinets, and the provision of one or two large monitors for camera observation rather than several small monitors.

Space allocation yielded mixed results. Respondents stated that the Sheriff's main court security work areas should be larger, that the captain is too far from his staff, and that sergeants require private offices instead of a shared office. Additional information that could inform need, such as number of Sheriff's staff on site at one time or shift rotations was not immediately available to clarify need.

The demand for Sheriff staff locker rooms were reported to be over existing capacity with no room to expand, both for allocation of more lockers and installation of more showers. The Sheriff staff break room and equipment/gear storage area were also reported to be undersized.

Sworn Sheriff staff currently share space with contracted private security, which was identified as a concern. Sheriff staff expressed a preference for their work and support spaces to be separated from both non-sworn security staff and private, contracted security.

### **Central In-Custody Holding**

Respondents indicated satisfaction with the location of Central In-Custody Holding and its proximity to the sallyport and elevators to courtroom holding.

The sallyport was identified as too narrow to support passing vehicles when a bus is parked and that the size and configuration of the sallyport also does not support the wide turning radii of in-custody transport buses.

Central Holding staff reported that demand for juvenile holding on occasion exceeds capacity. No additional information was provided.

### **Building Support**

Comments regarding building support functions included the need for more building storage for janitorial supplies, both centrally and on each courthouse floor, as well as IT bulk storage.

It was also noted that the service yard behind the courthouse is not large enough to accommodate trucks larger than standard delivery vehicles. Trucks delivering pallets block access to the vehicular sallyport and secure judges' parking.

The exterior windows at the IT Department have been broken after hours.

IDF closets were reported to be too warm and neither IT nor facilities staff can control the temperature.

## **Conclusion**

Survey respondents from all court divisions were generally satisfied with the organization of the courthouse and of their respective division's location within the courthouse, with a small number of exceptions. Functional issues consistently identified include the lack space to expand when divisions have outgrown their space, limited storage capacity within staff work areas and building support, and competition for conference space within certain areas of the courthouse. Substantial heat gain and temperature variation throughout the building, primarily because of the prominent east- and west-facing exterior glazing, was noted as another deficiency, not sufficiently mitigated by shading and HVAC. For sensitive areas such as the attorney-client conference rooms, in-custody interview booths, jury deliberation rooms, judges' chambers, mediation rooms, and other areas where confidential information is shared, review of design and construction drawings should be completed by an acoustical consultant.

While it is common that comments tend to skew negative, survey responses indicate overall satisfaction with most functions within the courthouse.

## A.4 Summary of identified issues

This section summarizes for each discipline, the identified issues that can either be resolved for Stockton Courthouse or items that can be considered to be incorporated and clearly defined in the Standards to ensure that the issues are not repeated on future courthouses. A table under each discipline provides a summary of the identified issue, the location of the issue and a photo to explain the issue as was observed in the site visit. The table also identifies whether the issue can be resolved for the Stockton Courthouse, and whether any Standard language addition or modification is being proposed to address the issue.

### Architecture

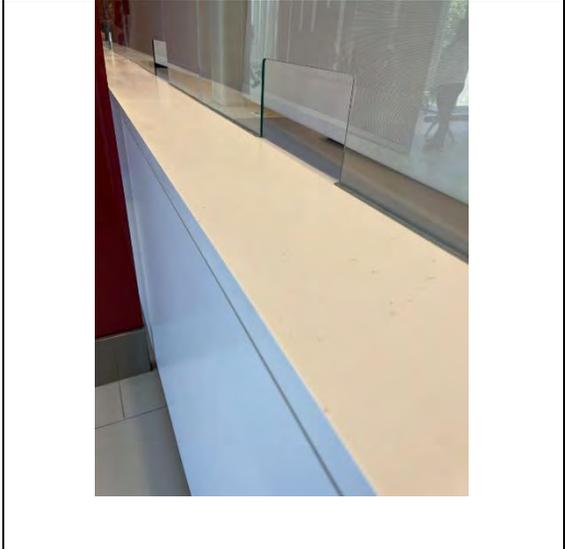
**Table 10 Summary of Identified Issues for Building Architecture**

Issue No.	Description of Issue	Location of identified issue	Can this issue be resolved for Stockton Courthouse?	Is Standard language suggested to be added?	Is Standard language suggested to be modified?	Photos
<b>A1</b>	<p><b><u>Crazing of the security windows:</u></b> The security windows at the Traffic Service Counter are crazing. See photo showing the extent of crazing. This may impact the performance of the security glazing.</p>	Traffic Services Counter on Level 1	Yes, for the Level 1 security window.	No	No	

<p><b><u>A2</u></b></p>	<p><b><u>Security Operations Center Walls:</u></b> The walls of the Security Operations Center also referred to as Security Control Room are not bullet resistive, but the windows are. Sherriff mentioned concern that the walls should be fortified to secure the Security Control Room.</p>	<p>Security Operations Center Level 1</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	
<p><b><u>A3</u></b></p>	<p><b><u>Courtroom Ceiling Panels:</u></b> The ceiling panels are failing and becoming loose. It is a safety hazard.</p>	<p>In several of the courtrooms</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	
<p><b><u>A4</u></b></p>	<p><b><u>Armory door:</u></b></p>		<p>Yes</p>	<p>Maybe (Section 8.D.9.b)</p>	<p>No</p>	<p>N/A</p>

	The Sherriff recommended the door should be hardened because it contains safes.					
<b>A5</b>	<b><u>Vehicular Sallyport Garage Doors:</u></b> The ground loop which allows for automated opening of the garage doors has been disabled by security at sallyport. Security officers want to secure inmates before the garage door opens for security reasons. Manual control as opposed to automatic control of garage doors is preferred.	Vehicular Sallyport Level B	No	No	Maybe (Section 8.D.2.c)	N/A
<b>A6</b>	<b><u>Wayfinding at the Stairwells:</u></b> The stairwells are used for emergency egress leading to the ground floor. It is unclear where the public can exit out of the stairwell and into the public area.	Stairwells	Yes	Maybe (Section 11.E.2.7)	No	N/A
<b>A7</b>	<b><u>Restroom tile Finishes:</u></b> The restroom grout is a light color and has turned dark from use along the lower portion of the wall tiles and more apparent on the floor tile.		Yes	No	Maybe (Section 11.D.1.7.a)	

<p><b>A8</b></p>	<p><b>Glare from counters:</b> During the morning, sunlight reflects off the counters creating glare throughout the space. There are no shades in this area.</p>	<p>Waiting/ Queuing Area Level 2</p>	<p>Yes</p>	<p>No</p>	<p>Maybe (Sections 11.D.1.1)</p>	
<p><b>A9</b></p>	<p><b>Heat gain issues at east west façade:</b> Curtain wall at the east west façade causes extreme heat gain issues at the public hallways in front of the courtrooms during hot and sunny days.</p>	<p>Waiting areas in front of the courtrooms</p>	<p>No</p>	<p>No</p>	<p>Maybe (Section 11.C.3.7)</p>	<p>N/A</p>

<p><b><u>A10</u></b></p>	<p><b><u>Additional Counter Space Clerk Service Counters:</u></b></p> <p>More counter space for both staff and customers are needed. On the staff side, space for a dual-monitor arrangement was requested for more efficient customer service. On the public side, space for customers to complete paperwork was noted.</p>	<p>Jury Assembly Check-in Counter Station Level 12</p>	<p>Yes</p>	<p>Maybe (Sections 6.B.2.2 and 6.D.1.a)</p>	<p>No</p>	
<p><b><u>A11</u></b></p>	<p><b><u>Clerk Service counter glare:</u></b></p> <p>Clerk Service counter has glare issues. Photo shows picture of the counter.</p>	<p>Check-in Counter Station Level 12</p>	<p>Yes</p>	<p>No</p>	<p>Maybe (Section 9.C.1.e)</p>	

<p><b>A12</b></p>	<p><b>Public Hallway Finishes:</b> There are stains and scuffs on the white wall panels in the public hallway as can be seen in the photo.</p>	<p>Waiting areas in front of the courtrooms</p>	<p>Yes</p>	<p>Maybe (Section 11.D.3)</p>	<p>No</p>	
<p><b>A13</b></p>	<p><b>Shades are not opaque enough :</b> These are the original shades specified after VE exercise and allow light and heat gain in the rooms. It is also a challenge to darken the room to view juror orientation videos due to the amount of daylight in the room.</p>	<p>Jury Assembly Level 12</p>	<p>Yes</p>	<p>No</p>	<p>Maybe (Section 6.D.2.2.3.g)</p>	

<p><b>A14</b></p>	<p><b><u>Light wall panel finish in courtrooms:</u></b></p> <p>The light wall panel finish is easily stained</p>	<p>Courtroom</p>	<p>Yes</p>	<p>Maybe</p>	<p>No</p>	
<p><b>A15</b></p>	<p><b><u>Attorney Seating in the Arraignment Courtroom:</u></b></p> <p>There is no jury box in this room, but space allocated for attorneys was deemed insufficient. Extra chairs were placed for attorneys.</p>	<p>Courtroom Arraignment</p>	<p>Yes</p>	<p>No</p>	<p>Maybe (Section 5.B.1.1.2)</p>	<p>N/A</p>
<p><b>A16</b></p>	<p><b><u>Location of Self-Help Center :</u></b></p> <p>Self-help center is on a different floor than family court service. People must go back and forth.</p>	<p>Level 1 Self-help Center</p>	<p>No</p>	<p>No</p>	<p>Maybe (Section 2.A.1.a)</p>	<p>N/A</p>

<p><b>A17</b></p>	<p><b><u>Lack of Privacy in the offices:</u></b></p> <p>There is no privacy due to the glass walls. Acoustics also an issue between rooms. Per discussion with Facilities, the office walls do not go to the underside of structure due to a large duct running across the offices.</p>	<p>Private offices</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	
<p><b>A18</b></p>	<p><b><u>Noise in the Jury Deliberation Room:</u></b></p> <p>There are complaints that sound from the restroom carries through to the deliberation room. The bathroom has a wide under cut that doesn't provide enough privacy for jurors to use the bathrooms. Photo shows the bathroom door in 08601 Jury deliberation room.</p>	<p>Jury Deliberation Room</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	

<b><u>A19</u></b>	<p><b><u>Original shades in the Jury Assembly Room:</u></b></p> <p>These shades are not opaque enough allowing light to enter the room making viewing of the projector screen hard and leading to heat gain in the room.</p>	Jury Assembly Room	No	No	No	
<b><u>A20</u></b>	<p><b><u>Inadequate storage space for Sheriffs:</u></b></p> <p>Sheriffs mentioned that space to store radios, other equipment, and gear is insufficient.</p>	Security Equipment Level 1	Yes	No	No	N/A
<b><u>A21</u></b>	<p><b><u>Sheriff staff locker rooms:</u></b></p> <p>The lockers were reported to be over existing capacity with no room to expand, both for allocation of more lockers and installation of more showers.</p>	Security Locker Rooms Level 1	Yes	No	No	N/A
<b><u>A22</u></b>	<p><b><u>Staff workstations:</u></b></p> <p>Staff indicated a preference for sit-stand desks.</p>	Offices	Yes	No	No	N/A
<b><u>A23</u></b>	<p><b><u>Security Windows Glare:</u></b></p>	Security Operations	Yes	No	No	See below.

	It was observed that officers had made makeshift blinds to prevent glare from the sunlight coming through the windows. Sunlight shines in from the lobby and shows silhouettes of the security personnel inside the room. Photo for Issue A24 shows makeshift blind to reduce glare at window.	Center Level 1				
<b>A24</b>	<b><u>Location of the ceiling register:</u></b> The ceiling register in the Security Operations center room blows on top of the desk and gets too cold. Photo shows ceiling register covered.	Security Operations Center Level 1	Yes	No	No	
<b>A25</b>	<b><u>Lack of windows in the control Room:</u></b> The Control Room should have windows to see out into the corridor.	Detention Control Room Level B1	Yes	No	No	N/A
<b>A26</b>	<b><u>Lack of counter space in B1 Control Room</u></b>	Detention Control Room Level B1	Yes	No	No	N/A

<b><u>A27</u></b>	<b><u>Birds Perching on the Exterior Metal Awnings:</u></b>  The metal awnings over the windows do not block out the sun or rain due to the holes in them. The birds perch on awnings at times.	Exterior Façade	Yes, for the bird control	No	No	N/A
<b><u>A28</u></b>	<b><u>Acoustics at Mediation Rooms:</u></b>  It was reported that it is possible to hear from mediation room doors or when individuals are speaking loudly in the corridor outside of mediation rooms.	Mediation Rooms on Level 4	No	No	Maybe (19.6, Table 19.4 Door Requirements)	N/A

*Mechanical*

**Table 11 Summary of Identified Issues for Mechanical System**

Issue No.	Description of the identified issue	Location of identified issue	Can this issue be resolved for Stockton Courthouse?	Is Standard language suggested to be added?	Is Standard Language suggested to be modified?	Photos
<b>M1</b>	<p><b><u>Transformers / Switchgear Room- Evaporative cooler:</u></b>  The evaporative cooler serving the room discharges from a supply air diffuser directly above the main electrical utility equipment, as shown in the photo. Any water carryover from the evaporative cooler can potentially spray water on live electrical components potentially damaging this critical equipment. To avoid this failure scenario, the evaporative cooler is currently operated with the water spray section turned off to ensure no water is discharged directly on the electrical equipment. With the water spray section off, the cooling capacity of the evaporative cooler is limited, thus on days with high outside air temperatures, the supply air cooling capacity may be insufficient to adequately cool the electrical equipment to the required operational temperature range.</p>	Transformers / Switchgear Room (EUA03)	Yes	Maybe (Section 13.D.1)	No	

<p><b><u>M2</u></b></p>	<p><b><u>Exhaust fans in Mail Processing Distribution:</u></b> Two exhaust fans serving the Loading/Receiving are exposed to the occupants in the Mail Processing Distribution room. The bare equipment results in noise disturbance to the occupants in the space.</p>	<p>Mail Processing Dist. (01822)</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	
<p><b><u>M3</u></b></p>	<p><b><u>Chiller plant functionality / Redundancy:</u></b> Building operation is significantly limited when a chiller is non-operational for multiple days. Previously when CH-2 was non-operational, the ice storage system could not fully recharge after one discharge cycle.</p>	<p>Chiller Room (B2205)</p>	<p>Yes</p>	<p>Maybe, Section 13. B.6.1</p>	<p>No</p>	<p>N/A</p>

<p><b>M4</b></p>	<p><b><u>Air-cooled food service equipment in Food Concession:</u></b></p> <p>The Food Concessions space has air-cooled equipment (ice machine, refrigerator, etc.) that are operational during the night. The building AHU that serves this space is likely turned off during the night resulting in the air-cooled equipment heating up the space until the following day when the building AHU is turned on. The food service equipment has no provisions for 24/7 cooling (specifically nighttime cooling).</p>	<p>Food Concession (01801)</p>	<p>Yes</p>	<p>Maybe</p>	<p>Maybe, Section 13.B, Table 13.1</p>	
<p><b>M5</b></p>	<p><b><u>Louvers in AHU Mechanical rooms not consistently blanked off:</u></b></p> <p>Louvers in AHU Mechanical rooms are not consistently blanked off to minimize dirt/dust ingress. Dirt/dust in many of the west AHU mechanical rooms are causing the in-room smoke detectors to give false alarms due to the smoke detectors mistaking the dust for smoke.</p>	<p>West Mech Rooms (multiple)</p>	<p>Yes</p>	<p>No</p>	<p>Maybe Section 13.B.3.3</p>	

<p><b>M6</b></p>	<p><b><u>Elevation of combustion air louvers in Pump Room:</u></b>  Gas fired domestic hot water heaters are in Pump Room B2304. Per California Mechanical Code, combustion equipment requires openings to the outdoors at a specific elevation and at a specific size to ensure there is adequate air intake for the combustion process. The high and low louvers located in the wall did not appear to meet California Mechanical Code requirements (2013 CMC 701.6.1, 2013 CPC 506.4.1) in terms of elevation, with the high louver commencing within 12” from the top of the room and commencing within 12” from the bottom of the room.</p>	<p>Pump Room (B2304)</p>	<p>No</p>	<p>Maybe, Section 13.B.7.1</p>	<p>No</p>	
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<p><b><u>M7</u></b></p>	<p><b><u>AHU Components for Resilience During Wildfires:</u></b>          During wildfire season, building occupants can smell smoke within the building which results in multiple service calls. As fresh air is introduced into the building via the AHUs, any smoke odors that migrate to the courthouse will be drawn into the AHUs and distributed throughout the building.</p>	<p>Multiple locations</p>	<p>Yes</p>	<p>No</p>	<p>Maybe (Table 13.3)</p>	<p>N/A</p>
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Plumbing

Table 12 Summary of Identified Issues for Plumbing System

Issue No.	Description of the identified Issue	Location of identified issue	Can this issue be resolved for Stockton Courthouse?	Is Standard language suggested to be added?	Is Standard Language suggested to be modified?	Photos
<b><u>P1</u></b>	<p><b><u>Cooling Tower Drain &amp; Ramp rainwater:</u></b>                      During rain, the rainwater comes down to the Cooling Tower drain. The Plumbing code does not allow rainwater spillage into the sanitary sewer drain. It needs separate trench drain. Photo shows the collective drain for cooling tower as well as the rainwater. During a rainfall event, rain from the ramp drains into the room since it is at a lower grade than the parking.</p>	DHW Boiler Room on Lower Level	Yes	Maybe (Section 13E.5.2)	No	
<b><u>P2</u></b>	<p><b><u>Water hammer issues:</u></b>                      Heard water hammer when men's restroom was being used but not in women's restroom and multiple times while standing in the elevator area during the Site Visit. Did not hear water hammer issue on the upper floors.</p>	Outside restrooms in elevator area on lower floors.	No	No	Maybe (Section 13E.4)	N/A

<p><b><u>P3</u></b></p>	<p><b><u>Two floor sinks (drains) in common connecting room to group of 6 holding cells:</u></b>          Having a common drain can be a maintenance issue if one holding cell is flooding since the flooded sewer will be flowing through the other cells and drained into the provided floor drains. This may require clearing of the inmates from other cells for repairing.</p>	<p>No</p>	<p>No</p>	<p>Maybe (Section 13E.5.2)</p>	<p>N/A</p>	<p>N/A</p>
<p><b><u>P4</u></b></p>	<p><b><u>Not getting hot water fast enough in some zones:</u></b>          Recirculating pump for the high zone and other zones has set points that have been modified. The circulating pump for high zone runs on a temperature set at 100 F which has minimized the time it takes for hot water to reach portions of building that have reported to take a long time. The pumps are not running 24/7 or are on a timer but are primarily controlled by the temperature setpoint. See photo of the recirculating pumps.</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Maybe (Section 13E.4.2)</p>	

<p><b>P5</b></p>	<p><b>Water pressure issues at higher levels:</b> Facilities has experimented with pressure at 150 psi on high zone PRV to resolve the pressure issues of water at cooling towers. 3 DHW Boilers as shown in the photo are serving each zone –low, mid, and high. At 150 psi the expansion valve pops, due to which they had issues with the cooling tower. 148 psi seems to work best and has resolved the issue to an extent.</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Maybe (Section 4)</p>	
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*Lighting*

**Table 13 Summary of Identified Issues for Lighting System**

Issue No.	Description of Issue	Location of identified issue	Can this issue be resolved for Stockton Courthouse?	Is Standard language suggested to be added?	Is Standard Language suggested to be modified?	Photos
<b><u>L1</u></b>	<p><b><u>Underlit MDF room:</u></b></p> <p>18 footcandles were measured at the horizontal floor work plane. These spaces should have a higher light level closer to 50 fc.</p>	MDF rooms throughout the building	Yes	Maybe (Table 16.1- Recommended Interior Illuminance Levels)	No	

<p><b><u>L2</u></b></p>	<p><b><u>Underlit mailroom:</u></b>  (2) lights not working. 17 footcandles were measured at the horizontal counter work plane. These measurements show that the room is too dim for an office space and should be closer to 40 fc.</p>	<p>Mailrooms throughout the Building</p>	<p>Yes</p>	<p>Maybe (Table 16.1- Recommended Interior Illuminance Levels)</p>	<p>No</p>	
<p><b><u>L3</u></b></p>	<p><b><u>Lights not consistently controlled:</u></b>  Some lights located in the atrium dimmed (Floor 3) other floors not dimmed (Floor 2) Lights are not consistently controlled.</p>	<p>Throughout Building</p>	<p>Yes</p>	<p>Maybe (Section 16.D.3)</p>	<p>No</p>	

<p><b><u>L4</u></b></p>	<p><b><u>Faulty Lighting Control System:</u></b></p> <p>Lighting controls (occupancy sensors and photo sensors) not working properly. This is typical in offices and break room spaces. Lights were on even though room was unoccupied.</p>	<p>Throughout Building</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	<p>N/A</p>
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*Electrical*

**Table 14 Summary of Identified Issues for Electrical System**

Issue No.	Description of Issue	Location of identified issue	Can this issue be resolved for Stockton Courthouse?	Is Standard language suggested to be added?	Is Standard Language suggested to be modified?	Photo
<b><u>E1</u></b>	<b><u>Receptacles are needed on the walls for monitors.</u></b>	B1252 DC, Holding Control Room, Level B1	No	Maybe (Section 15.B)	N/A	N/A
<b><u>E2</u></b>	<b><u>Lack of receptacles for jurors in assembly room.</u></b>	12502 Jury Assembly Room, Level 12	No	Maybe (Section 15.B)	N/A	N/A

*Electronic Security*

**Table 15 Summary of Identified Issues for Electronic Security**

Issue No	Description of the Issue	Location of identified issue	Can this issue be resolved for Stockton Courthouse?	Does Standard language need to be added?	Does Standard Language need to be modified?	Photos
<b><u>S1</u></b>	<p><b><u>Incorrect installation of card readers :</u></b></p> <p>Judge's door and clerk/witness stand door have card readers installed on the wrong side of door. There is no access control permitting someone in the courtroom from entering the secure corridor through the judge's door and the clerk/witness door. Currently, there is a card reader to enter courtroom, but reader should be place on courtroom side to enter secure corridor.</p>	All courtrooms	Yes	No	No	N/A

<p><b><u>S2</u></b></p>	<p><b><u>Location of parking garage cameras:</u></b></p> <p>Based on the site visit, parking garage cameras were mounted on walls which leads to camera view being obstructed by cars. Photo shows camera hidden behind cars.</p>	<p>Level B2 Parking</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	
<p><b><u>S3</u></b></p>	<p><b><u>Location of help point intercoms/duress buttons:</u></b></p> <p>Cars also obstruct the coverage of the duress buttons located throughout the parking garage. These were hard to find as they were located on columns hidden by parked cars. Photo shows duress buttons not visible in parking garage.</p>	<p>Level B2 Parking</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	

Audiovisual

Table 16 Summary of Identified Issues for Audio-visual Systems

Issue No.	Description of the Issue	Location of identified issue	Can this issue be resolved for Stockton Courthouse?	Does Standard language need to be added?	Does Standard Language need to be modified?	Photo
AV1	<p><b><u>Non- standard microphone inputs in the Training Room:</u></b>                      Microphone jacks that are installed in floor boxes are 6 pin XLR-F receptacles which require adapters to Standard 3 pin microphones. The 6 pin may have been installed to support microphones with mute switches like those in the courtrooms, but this type of switched microphone is not necessary in these rooms.                      Photo shows 6 pin XLR microphone connector in the center of the floor box.</p>	Training Room, Level 11	Yes	No	No	

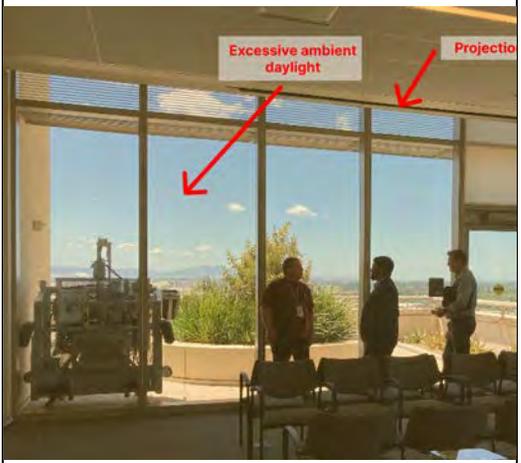
<p><b><u>AV2</u></b></p>	<p><b><u>Ceiling mounted racks in training rooms:</u></b>  The AV equipment in this room is mounted in a ceiling "rack". This rack has no ceiling tile, so the equipment is exposed. It is difficult to troubleshoot and repair in the current location.</p>	<p>Training Room, Level 11</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	
<p><b><u>AV3</u></b></p>	<p><b><u>Audio reinforcement settings / levels in courtrooms:</u></b>  Audio levels and mix-minus settings are not optimal causing users to have to get too close to the microphones, sometimes causing microphone distortion. Those in the room should be able to hear and understand without the speakers having to get extremely close to the microphones.</p>	<p>All Courtrooms</p>	<p>Yes</p>	<p>No</p>	<p>Maybe (Section 18.D.1)</p>	<p>N/A</p>

<p><b>AV4</b></p>	<p><b>Interpreter booth:</b></p> <p>Currently, interpreters are expected to be in the audience or in the witness stand possibly causing a disruption and making it difficult for interpreters to focus. This photo shows a remote interpreter booth located in an open office space with no acoustic isolation.</p>	<p>Interpreter Booth, Level 11</p>	<p>Yes</p>	<p>Maybe (Section 18.D..11)</p>	<p>No</p>	
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<p><b>AV5</b></p>	<p><b>Arraignment docks voice reinforcement:</b>  The docks are outfitted with loudspeakers and microphones per the 2020 Standards; however, the windows were modified to be partially open causing the dock microphones to feedback into the courtroom. In addition, the microphone is ceiling mounted in an acoustically difficult room which makes them ineffective. Photo shows the arraignment deck with sound system components.</p>	<p>Multiple Courtrooms</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	
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<p><b>AV6</b></p>	<p><b><u>Wall washer lighting on projection screens:</u></b></p> <p>Wall washers installed to light the front wall also illuminate the screen which reduces image contrast. Although the lighting system is programmable, there is no preset that turns these lights off - except for all-OFF which is too dark for normal room use. Photo shows wall washer lights aimed at a projection screen.</p>	<p>Training Room</p>	<p>No</p>	<p>Maybe</p>	<p>No</p>	
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<p><b><u>AV7</u></b></p>	<p><b><u>Lack of acoustic isolation:</u></b></p> <p>In the offices, attorney interview rooms in the courtrooms, and holding areas, complaints have been made about the room-to-room acoustical isolation between these booths. Despite the heavy walls - there seems to be inadequate isolation above the ceilings of the room. Perforated metal ceilings and partial height partitions between the rooms and offices appears to be allowing sound to travel above the walls and into the next booth/office.</p>	<p>Multiple Offices, in courtrooms and holding area.</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	<p>N/A</p>
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<p><b>AV8</b></p>	<p><b><u>Too much ambient light for Jury Assembly Room projector:</u></b></p> <p>The projection screen in the northern room of the Jury Assembly Lounge is nearly unusable due to it being installed directly in front of a west facing window. The backlight causes significant glare, and the ambient light reduces content contrast. Photo shows the projection screen location relative to unshaded windows in the- Jury Assembly Lounge.</p>	<p>Multiple Courtrooms</p>	<p>Yes</p>	<p>No</p>	<p>No</p>	 <p>The photograph shows a courtroom with a large projection screen on the left and a wall of windows on the right. A red arrow points from the text 'Excessive ambient daylight' to the windows. Another red arrow points from the text 'Projection' to the projection screen. The room is brightly lit, and the projection screen is partially obscured by the glare from the windows.</p>
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<p><b><u>AV 9</u></b></p>	<p><b><u>Video Conference Systems (in Courtrooms):</u></b></p> <p>There was evidence that in some cases the courtrooms could employ video conferencing. Although some mention of this is in the current 2020 Standards, it is not comprehensively addressed with current post-covid technologies that have become common (e.g., Zoom).</p>	<p>Multiple Courtrooms</p>	<p>No</p>	<p>Maybe, Section 18.E.3</p>	<p>No</p>	<p>N/A</p>
<p><b><u>AV 10</u></b></p>	<p><b><u>Video Conference Systems (Judicial and Executive Conference Room):</u></b></p> <p>Judicial and Executive Conferences could employ video conferencing. Room videoconference needs be updated to incorporate a more familiar type of web conferencing such as Zoom.</p>	<p>Multiple Judicial and Executive Conference Room</p>	<p>No</p>	<p>Maybe, Sections 18.E.8 &amp; 18.E.9</p>	<p>No</p>	<p>N/A</p>



## A.5 Cost Estimate

## Drawings and Specifications

This estimate is based on the Consensus Meeting Minutes Session 1 and Session 2 dated August 15, 2022 and August 22, 2022 respectively provided by ARUP, Los Angeles, California. The project title is "**Stockton Courthouse Post Occupancy Evaluation**" for the Judicial Council of California.

The estimate is separated into five (5) cost items as follows: Main Electric Room Evaporative Cooler, Chiller Plant Functionality/Redundancy, Bullet Resistant Glazing, Bullet Resistant Wall Panels, and Courtroom Ceiling Panels.

All unit prices are inclusive of labor, material, equipment, and the appropriate subcontractors' mark-up. A percentage for estimating contingency and overhead & profit is added to the subtotal cost. Any allowances are noted within the estimate.

## Assumptions and Clarifications

The following is list of allowances/ inclusions:

1. Unit costs based on current pricing in Stockton, CA
2. Assume local GC and subcontractor participation
3. No schedule impacts due to supply chain
4. Installation of bullet resistant panels under existing wall finishes on attack side
5. Non-Construction costs potentially including but not limited to the following items:
  - a. Soft cost(s)
  - b. Permit, plans check fees, and utility connection fees
  - c. Inspection or testing cost(s)
  - d. Professional fees (A/E, CM)
  - e. Furniture, fixtures, & equipment
  - f. Site acquisition cost(s)
  - g. Utility company fees
  - h. Owner Contingency
  - i. Construction Contingency
6. An allowance of 160 hours to repair existing courtroom ceiling panels

We assume the cost for the following will be covered separately or not required for this project:

1. Any unforeseen subterranean conditions or objects

We have excluded escalation from estimate. It is our recommendation that escalation to the midpoint of construction at the annual rate of 5% be added to adequately evaluate the cost.

We are currently not seeing any supply chain issues with the scopes included in this estimate. There continues to be a skilled labor shortage which has been factored into the current pricing. The total cost is based on a single contractor performing the work in a continuous phase with construction beginning the first quarter of 2023.





# ESTIMATE WORKSHEET

**JUDICIAL COUNCIL OF CALIFORNIA**

ISSUE: M3 CHILLER PLANT FUNCTIONALITY

PROJECT: **STOCKTON COURTHOUSE**

/ REDUNDANCY

PHASE: **POST OCCUPANCY EVALUATION**

3 of 6

ESTIMATE DATE: **JANUARY 3, 2023**

1/3/2023

REVISED DATE:

9:35 AM

6972 JCC Stockton POE\_03JAN2023.xls

PREPARED BY: M. CHAPPELL

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	<b>Add 400 ton Chiller and upsize header piping to accommodate new load</b>				
	Water Cooled Chiller	400	TON	\$1,654.55	\$661,818
	CHW Pump	1	EA	\$15,273	\$15,273
	CHW Pump VFD	1	EA	\$10,818	\$10,818
	Water Cooled Chiller Connection	1	EA	\$1,909.09	\$1,909
	CHW Pump Connection	1	EA	\$636.36	\$636
	CHW Pump VFD Connection	1	EA	\$636.36	\$636
	Branch Wiring (Mechanical Connections)	150	LF	\$19.09	\$2,864
	Remove existing 8" chilled water piping as shown	300	LF	\$95.45	\$28,636
	Add new 10" chilled water piping as shown	300	LF	\$305.45	\$91,636
	Add new 8" Chilled water piping from chiller to header	100	LF	\$244.36	\$24,436
	Misc piping / instrumentation at chiller connection	1	ALLW	\$20,000	\$20,000
	New pipe stands for piping	38	EA	\$1,145.45	\$42,955
	DDC Controls	1	ALLW	\$60,000	\$60,000
	Concrete pad	1	ALLW	\$9,500.00	\$9,500
<b>SUBTOTAL HARD COSTS</b>					<b>\$971,118</b>
<b>CONTINGENCY</b>					
	ESTIMATING CONTINGENCY	15.00%			<b>\$145,668</b>
<b>SUBTOTAL CONSTRUCTION COSTS</b>					<b>\$1,116,786</b>
<b>MARK-UPS</b>					
	GENERAL CONDITIONS	14.00%			\$156,350
	OVERHEAD & PROFIT	12.00%			\$152,776
	INSURANCE & BONDS	3.00%			\$42,777
<b>SUBTOTAL MARK-UPS</b>					<b>\$351,904</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$1,468,690</b>
<b>ESCALATION</b>					
	ESCALATION	0.00%			<b>\$0</b>
<b>KCEM BID DAY ESTIMATE:</b>					<b>\$1,468,690</b>
<b>NON CONSTRUCTION COSTS:</b>					<b>\$225,000</b>
<b>TOTAL PROJECT COSTS:</b>					<b>\$1,693,690</b>

# ESTIMATE WORKSHEET

**JUDICIAL COUNCIL OF CALIFORNIA**

ISSUE: A1 CRAZING AT SECURITY WINDOWS

PROJECT: STOCKTON COURTHOUSE

PHASE: POST OCCUPANCY EVALUATION

ESTIMATE DATE: JANUARY 3, 2023

REVISED DATE:

PREPARED BY: M. CHAPPELL

4 of 6  
1/3/2023  
9:35 AM

6972 JCC Stockton POE\_03JAN2023.xls

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	BULLET RESISTANT GLAZING	192	SF	\$325.00	\$62,400
	REMOVE AND REPLACE PLASTIC LAMINATE PANELS	75	SF	\$40.00	\$3,000
	REMOVE/ REPLACE AND PAINT GYPSUM BOARD	265	SF	\$15.00	\$3,975
<b>SUBTOTAL HARD COSTS</b>					<b>\$69,375</b>
<b>CONTINGENCY</b>					
	ESTIMATING CONTINGENCY	15.00%			<b>\$10,406</b>
<b>SUBTOTAL CONSTRUCTION COSTS</b>					<b>\$79,781</b>
<b>MARK-UPS</b>					
	GENERAL CONDITIONS	18.00%			\$14,361
	OVERHEAD & PROFIT	16.00%			\$15,063
	INSURANCE & BONDS	3.00%			\$3,276
<b>SUBTOTAL MARK-UPS</b>					<b>\$32,699</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$112,481</b>
<b>ESCALATION</b>					
	ESCALATION	0.00%			<b>\$0</b>
<b>KCEM BID DAY ESTIMATE:</b>					<b>\$112,481</b>

# ESTIMATE WORKSHEET

**JUDICIAL COUNCIL OF CALIFORNIA**

ISSUE: A2 SECURITY OPERATION CENTER

PROJECT: STOCKTON COURTHOUSE

WALLS

PHASE: POST OCCUPANCY EVALUATION

ESTIMATE DATE: JANUARY 3, 2023

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1/3/2023

9:35 AM

REVISED DATE:

6972 JCC Stockton POE\_03JAN2023.xls

PREPARED BY: M. CHAPPELL

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	BULLET RESISTANT WALL PANELS	338	SF	\$95.00	\$32,110
	REMOVE, REPLACE GYPSUM BOARD AND PAINT TO MATCH	338	SF	\$15.00	\$5,070
<b>SUBTOTAL HARD COSTS</b>					<b>\$37,180</b>
<b>CONTINGENCY</b>					
	ESTIMATING CONTINGENCY	15.00%			<b>\$5,577</b>
<b>SUBTOTAL CONSTRUCTION COSTS</b>					<b>\$42,757</b>
<b>MARK-UPS</b>					
	GENERAL CONDITIONS	23.00%			\$9,834
	OVERHEAD & PROFIT	20.00%			\$10,518
	INSURANCE & BONDS	3.00%			\$1,893
<b>SUBTOTAL MARK-UPS</b>					<b>\$22,246</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$65,003</b>
<b>ESCALATION</b>					
	ESCALATION	0.00%			<b>\$0</b>
<b>KCEM BID DAY ESTIMATE:</b>					<b>\$65,003</b>

# ESTIMATE WORKSHEET

**JUDICIAL COUNCIL OF CALIFORNIA**

ISSUE: A3 COURTROOM CEILING PANELS

PROJECT: STOCKTON COURTHOUSE

PHASE: POST OCCUPANCY EVALUATION

ESTIMATE DATE: JANUARY 3, 2023

REVISED DATE:

PREPARED BY: M. CHAPPELL

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1/3/2023  
9:35 AM

6972 JCC Stockton POE\_03JAN2023.xls

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	TOTAL COST
	RETROFIT EXISTING WOOD PANELS	160	HR	\$71.42	\$11,427
	OR REMOVING AND REPLACING PANEL, LABOR		SF	\$15.00	\$0
	OR REMOVING AND REPLACING PANEL, MATERIAL		SF	\$40.00	\$0
<b>SUBTOTAL HARD COSTS</b>					<b>\$11,427</b>
<b>CONTINGENCY</b>					
	ESTIMATING CONTINGENCY	15.00%			<b>\$1,714</b>
<b>SUBTOTAL CONSTRUCTION COSTS</b>					<b>\$13,141</b>
<b>MARK-UPS</b>					
	GENERAL CONDITIONS	23.00%			\$3,022
	OVERHEAD & PROFIT	20.00%			\$3,233
	INSURANCE & BONDS	3.00%			\$582
<b>SUBTOTAL MARK-UPS</b>					<b>\$6,837</b>
<b>SUBTOTAL CONSTRUCTION COSTS &amp; MARK-UPS</b>					<b>\$19,978</b>
<b>ESCALATION</b>					
	ESCALATION	0.00%			<b>\$0</b>
<b>KCEM BID DAY ESTIMATE:</b>					<b>\$19,978</b>

# **Court Facilities Advisory Committee**

As of June 27, 2023

**Hon. Brad R. Hill, Chair**

Administrative Presiding Justice of the  
Court of Appeal, Fifth Appellate District

**Hon. William F. Highberger**

Judge of the Superior Court of California,  
County of Los Angeles

**Hon. Patricia M. Lucas (Ret.), Vice-Chair**

Judge of the Superior Court of California,  
County of Santa Clara

**Hon. Steven E. Jahr (Ret.)**

Judge of the Superior Court of California,  
County of Shasta

**Hon. JoAnn M. Bicego**

Assistant Presiding Judge of the  
Superior Court of California,  
County of Siskiyou

**Ms. Krista LeVier**

Court Executive Officer  
Superior Court of California,  
County of Lake

**Hon. Donald Cole Byrd**

Presiding Judge of the  
Superior Court of California,  
County of Glenn

**Hon. Gary R. Orozco**

Judge of the Superior Court of California,  
County of Fresno

**Mr. Anthony P. Capozzi**

Attorney at Law

**Hon. David Edwin Power (Ret.)**

Judge of the Superior Court of California,  
County of Solano

**Mr. Stephan Castellanos, FAIA**

Principal Architect  
Derivi Castellanos Architects  
Former State Architect of California

**Mr. Lee Seale**

Court Executive Officer  
Superior Court of California,  
County of Sacramento

**Hon. Keith D. Davis (Ret.)**

Judge of the Superior Court of California,  
County of San Bernardino

**Mr. Larry Spikes**

Former County Administrative Officer,  
County of Kings

**Hon. Robert D. Foiles**

Judge of the Superior Court of California,  
County of San Mateo

**Hon. Robert J. Trentacosta**

Judge of the Superior Court of California,  
County of San Diego

**Ms. Melissa Fowler-Bradley**

Court Executive Officer  
Superior Court of California,  
County of Shasta

**Mr. Thomas J. Warwick, Jr.**

Attorney at Law

# **Court Facilities Advisory Committee**

As of June 27, 2023

## **SUBCOMMITTEES**

### **Courthouse Cost Reduction Subcommittee**

Hon. Steven E. Jahr (Ret.), Chair  
Hon. Donald Cole Byrd  
Mr. Stephan Castellanos, FAIA  
Hon. Keith D. Davis (Ret.)  
Ms. Melissa Fowler-Bradley  
Hon. William F. Highberger  
Hon. Gary R. Orozco  
Mr. Thomas J. Warwick, Jr.

### **Independent Outside Oversight Consultant (IOOC) Procurement Subcommittee**

Hon. Patricia M. Lucas (Ret.), Chair  
Hon. Gary R. Orozco  
Hon. David Edwin Power (Ret.)  
Mr. Thomas J. Warwick, Jr.

### **Subcommittee on Courthouse Names**

Hon. Keith D. Davis (Ret.), Chair  
Hon. Donald Cole Byrd  
Mr. Anthony P. Capozzi  
Hon. Gary R. Orozco  
Hon. David Edwin Power (Ret.)  
Mr. Thomas J. Warwick, Jr.